

Appendix A

The La Verne Land Conservancy Non-Profit Organization Documents

2393428

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

MAR 19 2002

BILL JONES, Secretary of State

ARTICLES OF INCORPORATION
OF
THE LA VERNE LAND CONSERVANCY

I

The name of this corporation is The La Verne Land Conservancy.

II

A. This organization is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable purposes.

B. The specific purposes for which this corporation is organized include, but are not limited to: the preservation of land for ecological, scenic, wildlife corridor, species habitat, or open space opportunities.

III

The name and address in the State of California of this Corporation's initial agent for service of process is:

Name: Michael A. Sanchez
Address: 6829 Starline Street
La Verne, CA 91750

IV

A. The corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501 (c) (3) of the Internal Revenue Code.

B. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501 (c) (3) of the Internal Revenue Code or (2) by a corporation contributions to which are deductible under Section 170 (c) (2) of said Code, or the corresponding provisions of any future statute of the United States.

C. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation; nor shall the corporation participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of, or in opposition to, any candidate for public office.

V

A. The property of this Corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of the corporation shall ever inure to the benefit of any director, trustee, member, or officer of this corporation, or to any private person.

B. Upon the dissolution or winding up of the corporation, any assets remaining after pay of, or provision for payment of, all debt and liabilities shall be distributed to a governmental entity described in Section 170 (b) (1) (A) (v) of the Internal Revenue Code, or to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes, which has established its tax exempt status under Section 501 (c) (3) of the Internal Revenue Code, and which is qualified to receive "qualified conservation contributions" within the meaning of Section 170 (h) of said Code, or the corresponding provisions of any future statute of the United States.

C. In the event of a liquidation of this corporation, all corporate assets shall be disposed of in such a manner as may be directed by decree of the superior court for the county in which the corporation has its principal office, on petition by the Attorney General or by any person concerned in the dissolution, in a proceeding to which the Attorney General is a party.

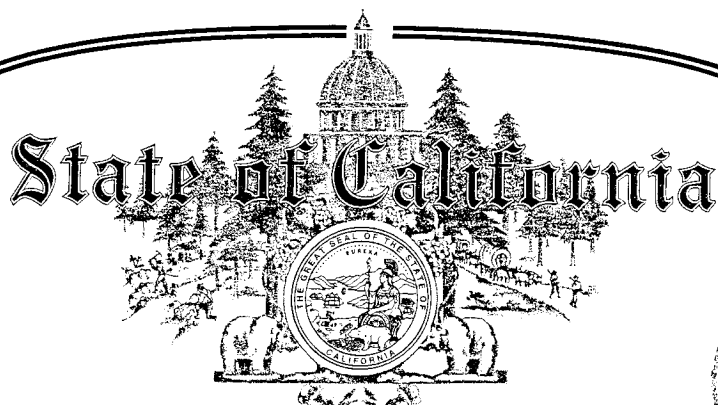
IN WITNESS WHEREOF, the undersigned, being the Incorporator of The La Verne Land Conservancy executed these Articles of Incorporation on this 25TH day of FEBRUARY, 2002.

INCORPORATOR

Incorporator

MICHAEL A. SANCHEZ





SECRETARY OF STATE



I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript of 2 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

MAR 21 2002

Bill Jones

Secretary of State

**BYLAWS OF
THE LA VERNE LAND CONSERVANCY**
a California Nonprofit Public Benefit Corporation

**ARTICLE I
NAME**

The name of this organization is THE LA VERNE LAND CONSERVANCY.

**ARTICLE II
OFFICES**

**SECTION 2.01
PRINCIPAL OFFICE(S)**

The principal office for the transaction of the activities and affairs of the corporation and/or subordinate offices may be established or changed by the Board of Directors. The Board shall hold its meetings at the principal office of the Corporation or at such other regional locations as it may designate. The Secretary in the Book of Minutes shall note Establishment and/or change of location of the principal office.

**ARTICLE III
PURPOSE AND LIMITATIONS**

**SECTION 3.01
PURPOSES**

The purposes for which this organization is formed shall be as provided in its Articles of Incorporation.

This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the California Nonprofit Public Benefit Corporation Law for charitable and public purposes. This corporation is organized exclusively for charitable purposes within the meaning of Section 501(c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States internal Revenue Law). Notwithstanding any other provision of these Bylaws, this corporation shall not, except to an insubstantial degree, carry on or engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation, and the corporation shall not carry on any other activities not permitted to be carried on: (i) by a corporation exempt from Federal income tax under Section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law); (ii) by a corporation, contributions to which are

deductible under Section 170(c) (2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

SECTION 3.02 LIMITATIONS

(a) Political activity. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and this corporation shall not participate in or intervene in (including the publishing or distributing of statements in connection with) any political campaign on behalf of any candidate for public office.

(b) Property. The property, assets, profits and net income are dedicated irrevocably to the purposes set forth in Section 3.01 above. No part of the profits or net earnings of this corporation shall ever inure to the benefit of any of its Directors, trustees, officers, members (if any), employees, or to the benefit of any private individual.

(c) Dissolution. Upon the winding up and dissolution of this corporation, after paying or adequately providing for the payment of the debts, obligations and liabilities of the corporation, the remaining assets of this corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and which has established its tax-exempt status under Section 501(c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE IV MEMBERSHIP

This corporation shall have no members.

ARTICLE V DIRECTORS

SECTION 5.01 POWERS

(a) General corporate powers. Subject to the provisions and limitations of the California Nonprofit Public Benefit Corporation Law and any other applicable laws, and any limitations of the Articles of Incorporation and of these Bylaws, the activities and affairs of the corporation shall be managed, and all corporate powers shall be exercised, by or under the direction of the Board.

(b) Specific powers. Without prejudice to these general powers, but subject to the same limitations, the Directors shall have the power to:

(i) Appoint and remove, at the pleasure of the Board, all officers, agents, and employees of the corporation; prescribe powers and duties for them that are consistent with law, with the Articles of Incorporation and with these Bylaws; and fix their compensation and require from them security for faithful performance of their duties.

(ii) Change the principal office or the principal business office in the State of California from one location to another; cause the corporation to be qualified to conduct its activities in any other state, territory, dependency or country and conduct its activities within or outside the State of California; and designate any place within or outside the State of California for the holding of any meeting, including annual meetings.

(iii) Adopt and use a corporate seal and alter the form thereof.

(iv) Borrow money and incur indebtedness on behalf of the corporation and cause to be executed and delivered for the purposes of the corporation, in the corporate name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations and other evidences of debt and securities.

SECTION 5.02 NUMBER AND SELECTION OF DIRECTORS AND RESTRICTIONS ON DIRECTORS

(a) Authorized number. The authorized number of Directors shall be a MAXIMUM of 7. Directors need not be residents of the State of California.

(b) Selection. The Board shall be selected as follows:

(i) Initial Directors. The initial Board members shall be elected by the incorporator(s) named in the corporation's Articles of Incorporation.

(ii) Subsequent Directors. At the expiration or earlier termination of the terms of office of the initial Directors, their successors shall be chosen by a majority vote of the members of the Board then in office, whether or not less than a quorum, or by a sole remaining Director.

(c) Restrictions on Directors. Not more than forty-nine percent (49%) of the persons serving on the Board may be interested persons. An interested person is: (1) any person being compensated by the corporation for services rendered to it within the previous twelve (12) months, whether as a full-time or part-time employee, independent contractor, or otherwise; and (2) any brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, mother-in-law or father-in-law of such person. However, any violation of the provisions of this paragraph shall not affect the validity or enforceability of any transaction entered into by the corporation. A Director may not participate in any vote on any proposed transaction with another organization or entity of which such Director is also an employee, principal or Director.

SECTION 5.03 TERM OF OFFICE OF DIRECTORS

The Directors newly appointed or selected in accordance with Section 5.02(b) shall hold office for a term of one (1) year.

SECTION 5.04 VACANCIES

(a) Events causing vacancy. A vacancy or vacancies on the Board shall exist on the occurrence of the following: (1) the death, removal, suspension or resignation of any Director; or (2) the declaration by resolution of the Board of a vacancy in the office of a Director who has been declared of unsound mind by an order of court or convicted of a felony or has been found by final order or judgment of any court to have breached a duty under Sections 5230 and following of the California Nonprofit Public Benefit Corporation Law.

(b) Resignations. Except as provided in this subsection, any Director may resign effective upon giving written notice to the Chairman of the Board, if any, or the President or the Secretary of the Board, unless such notice specifies a later time for the resignation to become effective. Except upon notice to the Attorney General of the State of California, no Director may resign when the corporation would then be left without a duly elected Director or Directors in charge of its affairs.

(c) Filling vacancies. Any vacancy on the Board shall be filled by vote of the remaining Directors, whether or not less than a quorum or by a sole remaining Director.

(d) No vacancy or reduction of number of Directors. No reduction of the authorized number of Directors shall have the effect of removing any Director before the Director's term of office expires.

SECTION 5.05
PLACE OF MEETINGS; MEETINGS BY TELEPHONE

Meetings of the Board shall be held at the principal office of the corporation or at such other place as has been designated by the Board. In the absence of any such designation, meetings shall be held at the principal office of the corporation. Any meeting may be held by conference telephone or similar communication equipment, so long as all Directors participating in the meeting can hear one another, and all such Directors shall be deemed to be present in person at such meeting.

SECTION 5.06
ANNUAL, REGULAR AND SPECIAL MEETINGS

(a) Annual Meeting. The Board shall hold an annual meeting in conjunction with the regularly scheduled Board meeting in the month of APRIL of each year for the purpose of organization, election of officers and the transaction of other business; provided, however, that the Board may fix another time for the holding of its annual meeting. Notice of this meeting shall not be required.

(b) Other Regular Meetings. The Board shall hold at least FOUR regular business meetings throughout the year; said meetings shall be held without call and on a date to be fixed by resolution of the Board; provided, however, any given monthly meeting may be dispensed with by majority vote of the Board. Such regular meetings may be held without notice.

(c) Special Meetings.

(i) Authority to call. Special meetings of the Board for any purpose may be called at any time by the Chairman of the Board, if any, the President or any Vice President, or the Secretary or any two Directors.

(ii) Notice.

a. Manner of giving notice. Notice of the time and place of special meetings shall be given to each Director by one of the following methods;

1. by personal delivery of written notice;
2. by first-class mail, postage prepaid;

3. by telephone, either directly to the Director or to a person at the Director's office who would reasonably be expected to communicate that notice promptly to the Director; or

4. by telegram, charges prepaid.

a. All such notices shall be given or sent to the Director's address and/or telephone number as shown on the records of the corporation.

b. Time requirements. Notices sent by first-class mail shall be deposited in the United States mails at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, or telegraph shall be delivered, telephoned, or given to the telegraph company at least forty-eight (48) hours before the time set for the meeting.

c. Notice contents. The notice shall state the time of the meeting, and the place if the place is other than the principal office of the corporation. It need not specify the purpose of the meeting.

SECTION 5.07 QUORUM

A majority of the authorized number of Directors shall constitute a quorum for the transaction of business, except to adjourn as provided in Section 5.09. Subject to the more stringent provisions of the California Nonprofit Public Benefit Corporation Law, including, without limitation, those provisions relating to: (i) approval of contracts or transactions in which a Director has a direct or indirect material financial interest, (ii) approval of certain transactions between corporations having common directorship, (iii) creation of an appointment of committees of the Board, and (iv) indemnification of Directors, every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present shall be regarded as the act of the Board. A meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for that meeting.

SECTION 5.08
WAIVER OF NOTICE

Notice of a meeting need not be given any Director who signs a waiver of notice or a written consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting. The waiver of notice or consent need not specify the purpose of the meeting. All such waivers, consents and approvals shall be filed with the corporate records or made a part of the minutes of the meetings. Notice of a meeting need not be given any Director who attends the meeting without protesting before or at its commencement the lack of notice to such Director.

SECTION 5.09
ADJOURNMENT

A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place.

SECTION 5.10
NOTICE OF ADJOURNED MEETING

Notice of the time and place of holding an adjourned meeting need not be given, unless the original meeting is adjourned for more than twenty-four (24) hours, in which case notice of any adjournment to another time and place shall be given before the time of the adjourned meeting to the Directors who were not present at the time of the adjournment.

SECTION 5.11
ACTION WITHOUT MEETING

Any action required or permitted to be taken by the Board may be taken without a meeting, if all members of the Board consent in writing to that action. Such action by written consent shall have the same force and effect as any other validly approved action of the Board. Such written consent or consents shall be filed with the minutes of the proceedings of the board. For the purposes of this Section 5.11 only, 'all members of the Board' shall not include Directors who have a material financial interest in a transaction to which the corporation is a party.

ARTICLE VI COMMITTEES

SECTION 6.01 COMMITTEES OF THE BOARD

The Board, by resolution adopted by a majority of the Directors then in office, may create one or more committees, each consisting of two or more Directors, to serve at the pleasure of the Board. Appointments to committees of the Board shall be by majority vote of the Directors then in office. The Board may appoint one or more Directors as alternate members of any such committee, who may replace an absent member at any meeting. Any such committee, to the extent provided in the resolution of the Board, shall have all of the authority of the Board, except that no committee, regardless of Board resolution, may:

(a) fill vacancies on the Board or in any committee which has the authority of the Board;

(b) establish or fix compensation of the Directors for serving on the Board or on any committee;

(c) amend or repeal Bylaws or adopt new Bylaws;

(d) amend or repeal any resolution of the Board which by its express terms is not so amendable or repealable;

(e) appoint any other committees of the Board or the members of these committees;

(f) approve any contract or transaction to which the corporation is a party and in which one or more of its Directors has a material financial interest, except as such approval is provided for in Section 5233(d) (3) of the California Corporations Code.

SECTION 6.02 MEETINGS AND ACTIONS OF THE COMMITTEES

Meetings and action of committees of the Board shall be governed by, held and taken in accordance with the provisions of Article V of these Bylaws, concerning meetings and other action of the Board, except that the time for regular meetings of such committees and the calling of special meetings thereof may be determined either by resolution of the Board or, if there is no Board resolution, by resolution of the committee of the Board. Minutes shall be kept of each meeting of any committee of the Board and shall be filed with the corporate records. The Board may adopt rules for the government of any

committee not inconsistent with the provisions of these Bylaws or in the absence of rules adopted by the Board, the committee may adopt such rules.

Dated: February 25, 2002

ARTICLE VII OFFICERS

SECTION 7.01 OFFICERS

The officers of the corporation shall include a President, Secretary, and Chief Financial Officer. The corporation may also have, at the Board's discretion, a Chairman of the Board, one or more Vice Presidents, one or more assistant Secretaries, one or more assistant Treasurers, and such other officers as may be appointed in accordance with Section 7.03 of these Bylaws. Any number of offices may be held by the same person, except that neither the Secretary nor the Chief Financial Officer may serve concurrently as either the President or the Chairman of the Board.

SECTION 7.02 ELECTION OF OFFICERS

The officers of the corporation, except those appointed in accordance with the provisions of Section 7.03 of this Article VII, shall be chosen by the Board of Directors, and each shall serve at the pleasure of the Board, subject to the rights, if any, of an officer under any contract of employment.

SECTION 7.03 OTHER OFFICERS

The Board may appoint and may authorize the Chairman of the Board or the President or another officer to appoint any other officers that the corporation may require, each of whom shall have the title, hold office for the period, have the authority and perform the duties specified in the Bylaws or determined from time to time by the Board.

SECTION 7.04 REMOVAL OF OFFICERS

Subject to the rights, if any, of an officer under any contract of employment, any officer may be removed, with or without cause, by the Board of Directors, or, except in case of an officer chosen by the Board of Directors, by an officer on whom such power of removal may be conferred by the Board of Directors.

SECTION 7.05 RESIGNATION OF OFFICERS

Any officer may resign upon written notice to the corporation without prejudice to the rights, if any, of the corporation under any contract to which the officer is a party.

SECTION 7.06
VACANCIES IN OFFICE

A vacancy occurring in any office because of death, resignation, removal or other cause, shall be filled in the manner prescribed in these Bylaws for regular appointments to that office.

SECTION 7.07
RESPONSIBILITIES OF OFFICERS

(a) Chairman of the Board. If a Chairman of the Board is elected, he or she shall preside at meetings of the Board and shall exercise and perform such other powers and duties as the Board may assign from time to time. If there is no President, the Chairman of the Board shall also be the Chief Executive Officer and shall have the powers and duties of the President of the corporation prescribed by these Bylaws.

(b) President/Chief Executive Officer. Subject to the control and supervision of the Board, the President shall be the Chief Executive Officer and general manager of the corporation and shall generally supervise, direct and control the activities and affairs and the officers of the corporation. The President, in the absence of the Chairman of the Board, or if there be none, shall preside at all meetings of the Board. The President shall have such other powers and duties as may be prescribed by the Board or these Bylaws.

(c) Vice Presidents. In the absence or disability of the President, the Vice Presidents, if any, in order of their rank, shall perform all of the duties of the President, and, when so acting, shall have all the powers of and be subject to all of the restrictions upon the President. The Vice Presidents shall have such other powers and perform such other duties as from time to time may be prescribed for them by the Board or the Bylaws.

(d) Secretary

(i) Book of minutes. The Secretary shall keep or cause to be kept, at the principal office or such other place as the Board may direct, a book of minutes of all meetings and actions of the Board and of committees of the Board. The Secretary shall also keep, or cause to be kept, at the principal office in the State of California, a copy of the Articles of Incorporation and Bylaws, as amended to date. If the corporation is one having members, the Secretary shall also maintain a complete and accurate record of the membership of the corporation, as well as a record of the proceedings of all meetings of the membership.

(ii) Notices, seals, and other duties. The Secretary shall give, or cause to be given, notice of all meetings of the Board and of committees of the Board required by these Bylaws to be given. The Secretary shall keep the seal of the corporation in safe

custody and shall have such other powers and perform such other duties as may be prescribed by the Board or the Bylaws.

(e) Chief Financial Officer.

(i) Books of account. The Chief Financial Officer of the corporation shall keep or maintain, or cause to be kept or maintained, adequate and correct books and accounts of the properties and transactions of the corporation, and shall send or cause to be sent to the Directors such financial statements and reports as are required by law or these Bylaws to be given. The books of account shall be open to inspection by any Director at all reasonable times.

(ii) Deposit and disbursement of money and valuables. The Chief Financial Officer shall deposit all money and other valuables in the name and to the credit, of the corporation with such depositories as may be designated by the Boards, shall disburse the funds of the corporation as may be ordered by the Board, shall render to the President or Chairman of the Board, if any, when requested, an account of all transactions as Chief Financial Officer and of the financial condition of the corporation and shall have other powers and perform such other duties as may be prescribed by the Board or the Bylaws.

(iii) Bond. If required by the Board, the Chief Financial Officer shall give the corporation a bond in the amount and with the surety or sureties specified by the Board for faithful performance of the duties of the office and for restoration to the corporation of all its books, papers, vouchers, and money and other property of every kind in the possession or under the control of the Chief Financial Officer upon death, resignation, retirement or removal from office.

ARTICLE VIII INDEMNIFICATION AND INSURANCE

SECTION 8.01 INDEMNIFICATION

(a) Right of indemnity. To the full extent permitted by law, this corporation shall indemnify its Directors, officers, and employees and other persons described in Section 5238(a) of the California Corporation Code, including persons formerly occupying any such position, against all expenses, judgments, lines, settlements and other amounts actually and reasonably incurred in connection with any "proceeding", as that term is used in such Section and including an action by or in the right of the corporation, by reason of the fact that such person is or was a person described by such Section. "Expenses", as used in this Bylaw, shall have the same meaning as in Section 5238 (a) of the California Corporation Code.

(b) Approval of indemnity. Upon written request to the Board by any person seeking indemnification under Section 5238(h) or Section 5238(c) of the California Corporation Code, the Board shall promptly determine in accordance with Section 5238(e) of the Code whether the applicable standard of conduct set forth in Section 5238(b) or Section 5238 (c) has been met and, if so, the Board shall authorize indemnification. If the Board cannot authorize indemnification because the number of Directors who are parties to the proceeding with respect to which indemnification is sought is such as to prevent the formation of a quorum of Directors who are not parties to such proceeding, the Board or the attorney or other person rendering services in connection with the defense shall apply to the court in which such proceeding is or was pending to determine whether the applicable standard of conduct set forth in Section 5238(b) or Section 5238(c) has been met.

(c) Advancement of expenses. To the full extent permitted by law and except as is otherwise determined by the Board in a specific instance, expenses incurred by a person seeking indemnification under these Bylaws in defending any proceeding covered by these Bylaws shall be advanced by the corporation prior to the final disposition of the proceeding upon receipt by the corporation of an undertaking by or on behalf of such person that the advance will be repaid unless it is ultimately determined that such person is entitled to be indemnified by the corporation.

SECTION 8.02 INSURANCE

The corporation shall have the right to purchase and maintain insurance to the full extent permitted by law on behalf of its officers, Directors, employees and other agents of the

corporation, against any liability asserted against or incurred by an officer, Director, employee or agent in such capacity or arising out of the officer's, Director's, employee's or agent's status as such.

Dated: February 25, 2002

ARTICLE IX RECORDS AND REPORTS

SECTION 9.01 MAINTENANCE OF CORPORATE RECORDS

The corporation shall keep:

- (a) Adequate and correct books and records of account;
- (b) Minutes in written form of the proceedings of the Board and committees of the Board.
- (c) If applicable, a record of its members, giving their names and addresses and the class of membership held.

SECTION 9.02 INSPECTION BY DIRECTORS

Every Director shall have the absolute right at any reasonable time to inspect all books, records and documents of every kind and the physical properties of the corporation and the records of each of its subsidiary corporations. This inspection by a Director may be made in person or by an agent or attorney, and the right of inspection includes the right to copy and make extracts of documents.

SECTION 9.03 ANNUAL REPORT

Except as provided under Section 6321(c) (d) or (f) of the California Corporations Code, not later than one hundred twenty (120) days after the close of the fiscal year of the corporation, the Board shall cause an annual report to be sent to all members of the Board. Such report shall contain the following information in reasonable detail:

- (i) The assets and liabilities, including the trust funds, of the corporation as of the end of the fiscal year.
- (ii) The principal changes in assets and liabilities, including trust funds, during the fiscal year.
- (iii) The revenue or receipt of the corporation, both unrestricted and restricted to particular purposes, for the fiscal year.
- (iv) Any information required by Section 9.04.

SECTION 9.04
ANNUAL STATEMENT OF CERTAIN TRANSACTIONS
AND INDEMNIFICATIONS

The corporation shall prepare annually and furnish to each director a statement of any transaction or indemnification of the following kind within one hundred twenty (120) days after the close of the fiscal year of the corporation:

(a) Any transaction to which the corporation, its parent or its subsidiary was a party, and in which any Director or officer of the corporation, its parent or subsidiary (but mere common director-ship shall not be considered such an interest) had a direct or indirect material financial interest, if such transaction involved over fifty thousand dollars (\$50,000) or was one of a number of transactions with the same person involving, in the aggregate, over fifty thousand dollars (\$50,000).

(b) Any indemnifications or advances aggregating more than ten thousand dollars (\$10,000) paid during the fiscal year to any officer or Director of the corporation pursuant to Section 8.01 hereof.

The statement shall include a brief description of the transaction, the names of the Director(s) or officer(s) involved, their relationship to the corporation, the nature of such person's interest in the transaction and, where practicable, the amount of such interest; provided, that in the case of a partnership in which such person is a partner, only the interest of the partnership need be stated.

ARTICLE X
CONSTRUCTION AND DEFINITIONS

Unless the context otherwise requires, the general provisions, rules of construction and definitions in the California Nonprofit Public Benefit Corporation Law shall govern the construction of these Bylaws. Without limiting the generality of the above, the masculine gender includes the feminine and neuter, the singular includes the plural and the plural includes the singular and the term "person" includes both a legal entity and a natural person.

**ARTICLE XI
AMENDMENTS**

**SECTION 11.01
ACTION BY THE BOARD**

The Bylaws may be amended or repealed and new Bylaws may be adopted by a majority vote of the Board.

**SECTION 11.02
LIMITATIONS ON AMENDMENT OF BYLAWS**

Where any provision of these Bylaws requires the vote of a larger proportion of the Directors than otherwise is required by law, such provision may not be altered, amended or repealed except by the vote of such greater number. No amendment may extend the term of a Director beyond that for which such Director was elected.

**SECTION 11.03
MAINTENANCE OF RECORDS**

The Secretary of the corporation shall see that a true and correct copy of all amendments of the Bylaws, duly certified by the Secretary, is attached to the official Bylaws of the corporation and is maintained with the official records of the corporation at the principal office of the corporation.

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INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: NOV 06 2002

THE LA VERNE LAND CONSERVANCY
C/O MICHAEL SANCHEZ
1407 FOOTHILL BLVD STE 173
LA VERNE, CA 91750

Employer Identification Number:
04-3658163
DLN:
17053266030012
Contact Person:
TRISHONE M SKINNER ID# 75079
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Foundation Status Classification:
509(a)(1)
Advance Ruling Period Begins:
March 19, 2002
Advance Ruling Period Ends:
December 31, 2006
Addendum Applies:
No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make

Letter 1045 (DO/CG)

THE LA VERNE LAND CONSERVANCY

a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as a public charity for return filing purposes during your entire advance ruling period, you should file Form 990 for each year in your advance ruling period.

THE LA VERNE LAND CONSERVANCY

that you exceed the \$25,000 filing threshold even if your sources of support do not satisfy the public support test specified in the heading of this letter.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

THE LA VERNE LAND CONSERVANCY

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Lois G. Lerner". The signature is fluid and cursive, with the first name "Lois" being more prominent.

Lois G. Lerner
Director, Exempt Organizations

Enclosure(s) :
Form 872-C

Form **872-C**

(Rev. September 1998)

Department of the Treasury
Internal Revenue Service**Consent Fixing Period of Limitation Upon
Assessment of Tax Under Section 4940 of the
Internal Revenue Code**

(See instructions on reverse side.)

OMB No. 1545-0056

To be used with
Form 1023. Submit
in duplicate.

Under section 6501(c)(4) of the Internal Revenue Code, and as part of a request filed with Form 1023 that the organization named below be treated as a publicly supported organization under section 170(b)(1)(A)(vi) or section 509(a)(2) during an advance ruling period,

THE LA VERNES LAND CONSERVANCY

(Exact legal name of organization as shown in organizing document)

1407 FOOTHILL BLVD., #173, LA VERNES, CA 91750

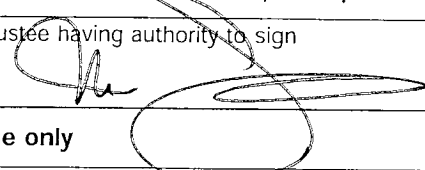

(Number, street, city or town, state, and ZIP code)

} and the
District Director of
Internal Revenue, or
Assistant
Commissioner
(Employee Plans and
Exempt Organizations)

consent and agree that the period for assessing tax (imposed under section 4940 of the Code) for any of the 5 tax years in the advance ruling period will extend 8 years, 4 months, and 15 days beyond the end of the first tax year.

However, if a notice of deficiency in tax for any of these years is sent to the organization before the period expires, the time for making an assessment will be further extended by the number of days the assessment is prohibited, plus 60 days.

Ending date of first tax year 12-31-2002
(Month, day, and year)

Name of organization (as shown in organizing document) <u>THE LA VERNES LAND CONSERVANCY</u>	Date <u>09-09-02</u>
Officer or trustee having authority to sign Signature ► 	Type or print name and title <u>MICHAEL A. SANCHEZ,</u> <u>SECRETARY</u>
For IRS use only	
District Director or Assistant Commissioner (Employee Plans and Exempt Organizations) 	Date <u>11-8-02</u>
By ► <u>Richard H. Hinderling, acty.</u>	



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
PO BOX 1286
RANCHO CORDOVA CA 95741-1286

In reply refer to
755:G :JCA

July 18, 2002

THE LA VERNE LAND CONSERVANCY
MICHAEL A SANCHEZ
1407 FOOTHILL BLVD # 173
LA VERNE CA 91750-3451

Purpose : CHARITABLE
Code Section : 23701d
Form of Organization : Corporation
Accounting Period Ending: December 31
Organization Number : 2393428

You are exempt from state franchise or income tax under the section of the Revenue and Taxation Code indicated above.

This decision is based on information you submitted and assumes that your present operations continue unchanged or conform to those proposed in your application. Any change in operation, character, or purpose of the organization must be reported immediately to this office so that we may determine the effect on your exempt status. Any change of name or address must also be reported.

In the event of a change in relevant statutory, administrative, judicial case law, a change in federal interpretation of federal law in cases where our opinion is based upon such an interpretation, or a change in the material facts or circumstances relating to your application upon which this opinion is based, this opinion may no longer be applicable. It is your responsibility to be aware of these changes should they occur. This paragraph constitutes written advice, other than a chief counsel ruling, within the meaning of Revenue and Taxation Code Section 21012(a)(2).

You may be required to file Form 199 (Exempt Organization Annual Information Return) on or before the 15th day of the 5th month (4 1/2 months) after the close of your accounting period. Please see annual instructions with forms for requirements.

You are not required to file state franchise or income tax returns unless you have income subject to the unrelated business income tax

July 18, 2002

THE LA VERNE LAND CONSERVANCY
ENTITY ID : 2393428

Page 2

under Section 23731 of the Code. In this event, you are required to file Form 109 (Exempt Organization Business Income Tax Return) by the 15th day of the 5th month (4 1/2 months) after the close of your annual accounting period.

Please note that an exemption from federal income or other taxes and other state taxes requires separate applications.

A copy of this letter has been sent to the Registry of Charitable Trusts.

J AMAYA
EXEMPT ORGANIZATIONS
BUSINESS ENTITIES SECTION
TELEPHONE (916) 845-6644

EO :
CC :MICHAEL SANCHEZ

Appendix B

City of La Verne Public Works Department

October 31, 2002 Staff Report

Williams Post Fire Mitigation

Staff Report

CITY OF LA VERNE
Public Works Department

APPROVED BY CITY COUNCIL
AT ITS MEETING OF:

DATE: November 4, 2002

DATE: October 31, 2002

TO: Honorable Mayor and City Council

FROM: Daniel W. Keesey, Director of Public Works

SUBJECT: Williams Post Fire Mitigation

Agenda Summary

A significant consequence of the recent Williams Fire will be increased storm runoff from the local hillsides. This is due to the loss of vegetation and reduced absorption capability of the soil. Staff has worked closely with the United States Forest Service (USF), National Resource Conservation Service (NRCS), and Los Angeles County Public Works (LACDPW) to determine the potential for flooding and debris flows from local canyons. Two of the five watersheds surveyed were determined to be possible risks; (1) the area north of Golden Hills approximately at Divot; and (2) north of the Marshall Canyon Estates subdivision, between Brydon and Stephens Ranch Roads. City staff and LACDPW representatives also evaluated 16 individual properties and provided the owners with specific advice on how they could further protect their homes.

Staff has concluded that implementation of certain measures would reduce the effects of any flooding or mud flows that may result. These measures include the construction of a timber debris basin and diversion wall, placement of K-rail concrete barriers, and sandbagging. The National Resource Conservation Service has approved staff's application for assistance and will fund 85 percent of the total costs, which are estimated at \$180,000. The city will be responsible for the remaining \$27,000.

Recommendation

Staff recommends approval of the attached budget appropriation for the construction efforts and receipt of revenue from the NRCS. No further Council action is required.

Background

The Williams Fire began on Sunday, September 22, 2002, in the East Fork of the San Gabriel Canyon, approximately 10 miles northwest of La Verne. The fire raged uncontrolled and became a threat to the La Verne community Monday evening, September 23, 2002. It essentially burned through the foothills of La Verne and the fire danger passed by early Wednesday, September 25, 2002. In total, the fire consumed some 38,000 acres of

smaller burn area is in front of the dam, but runoff from this area should be sufficiently handled by San Dimas Canyon creek and the LACDPW debris basin located south of San Dimas Canyon Golf Course.

Potentially Impacted Properties:

None Identified.

Mt. Springs

The threat of flooding and mud or debris flows is expected to be minimal in the Mt. Springs area. This is due to the elevation of the gated community, the gently sloping topography above the subdivision, and the relatively small burn area in the immediate vicinity.

Potentially Impacted Properties:

None Identified.

Ahmad et al Properties

These properties are located north of Golden Hills Road, east of and including Melinda Lane, and generally northwest of Monterey Street. The properties drain five relatively small, but steep canyons. They represent the greatest concern for flooding and mud and debris flows as all five canyons experienced significant loss of vegetation. Fortunately, four of the five canyons were spared some tree growth in their lower reaches.

Prior to the Williams Fire, all flows from these canyons were collected in the city's 84" concrete drain at the end of Melinda Lane. This drain was designed to handle significant storm water flows, but not considerable debris flows. Fortunately, the drain has only been impacted by debris during major storm events due to the thick upstream vegetation. The loss of soil stabilizing vegetation in this area, which can also reduce flow velocities, is expected to result in significant erosion. The Melinda Lane drain is not capable of handling such flows without the construction of an upstream debris basin, which must be located on private property.

Drainage from the most easterly canyon will also affect access to the city's Dewenter Reservoir. The canyon drains along a natural course. Access to the Dewenter Reservoir is achieved by crossing the drainage course at a point near the top of Brydon Road. Water is channeled into a 36" concrete pipe, which has been covered by dirt to provide access across the natural channel. Any noteworthy flows from the canyon cannot be accommodated by the 36" pipe and will wash out the access road.

Potentially Impacted Properties:

Nine potentially affected properties.

Ahamd et al Properties

Construction of a six acre-foot (approximate) temporary debris basin using timbers will be necessary to control any mud and debris flows from the five canyons that make up this drainage area. The estimated cost of such a facility is estimated to be \$80,000. The facility will also have ongoing maintenance costs estimated to be \$5,000 annually, although costs may be significantly higher during the first year. It is recommended that the temporary debris basin be located on the private property of Jim Ahmad (see Plate 1). Unfortunately, no public property in the area can reasonably accommodate this need.

Strategic placement of K-rails and sandbags is also recommended to divert flows towards and into the temporary debris basin as well as to protect homes from flows should the debris basin be breached. The locations are noted in Plate 2. The initial cost of this work is estimated to be \$24,000.

Finally, selective thinning and removal of debris within the natural drainage course is recommended. This action will assist in maintaining the debris flows inside the channel and minimize the likelihood of additional debris being collected downstream. The estimated cost of this work is expected to be \$10,000.

Estates

Construction of a four foot high, 100 foot long timber wall to control debris flows from the two easterly canyons in this drainage area. The estimated cost of such a facility is estimated to be \$5,000.

Construction of a trash rack within the existing channel will be completed to prevent debris build up at the inlet structure under Vista Del Sol. The estimated cost of this work is \$15,000.

Strategic placement of K-rails and sandbags is also recommended to divert flows away from the homes and towards the existing drainage system. The locations are noted in Plate 4. The initial cost of this work is estimated to be \$28,500.

Strategic placement of sandbags is also recommended behind the homes located between 7552 Avila Ct. and 2579 Vista Del Sol. The sand bags will be placed just north of the established fuel modification zone to ensure the mud and debris flows from the westernmost canyon are captured and diverted to the drain located near Avila Court and Vista Del Sol. The initial cost of this work is estimated to be \$1,500.

Lastly, it is recommended that K-rails be placed and maintained on Vista Del Sol (near the driveway to 2601) at least during the initial storm season. Should the temporary debris basin be breached, the K-rails will channel the flows across the street and over the slope to the point where the drain discharges into Marshall Canyon Creek. The K-rails will be staged on the side of the street and only set in place should a significant rain event be

EMERGENCY WATERSHED PROTECTION
Damage Survey Report

for

AHMAD SITE AT CITY OF LA VERNE

DSR NO. 02-03-1840

WILLIAMS FIRE

Los Angeles, CA

Prepared By:

USDA Natural Resources Conservation Service
44811 N. Date Avenue
Lancaster, California 93534

In Cooperation With:

City of La Verne
3660 "D" Street
La Verne, California 91750

Co-Sponsored by::

Antelope Valley RCD
44811 N. Date Avenue
Lancaster, California 93534

October 17, 2002

EMERGENCY WATERSHED PROTECTION
Damage Survey Report

AHMAD SITE AT CITY OF LA VERNE
DSR No. 02-03-1840

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Damage Survey Report	1
Sponsor's Letter of Request	2
Rationale of Social/Economic Defensibility	4
Summary of Measures Proposed	6
Environmental Evaluation Checklist	8
Utility Check Sheet	12
Engineer's Cost Estimate	13
Preliminary Design	14
Vicinity Map	17
Location Map	18
Site Plan	19
Photographs	20

Eligible	Yes
Approved	No
	\$

US Department of Agriculture
Natural Resources Conservation Service

DAMAGE SURVEY REPORT

DSR No. 02 - 03 - 1840

City of La Verne

(Applicant)

3660 "D" Street, La Verne, CA 91750

(Address)

Los Angeles

(County)

Channel Name Marshall Canyon - West

Reach _____

Describe Damage: (Attach another sheet if needed.) The "Williams" Fire started on September 22, 2002 and burned a total of 37, 240 acres. This area consists of 5 steep canyons that drain toward homes along Melinda Lane and Golden Hills Road. The loss of soil stabilizing vegetation in this area is expected to result in significant erosion and debris flows.

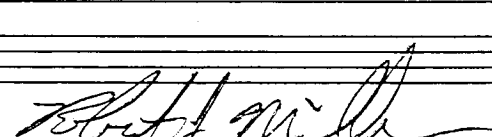
EVALUATION FACTORS	YES	NO	REMARKS
Threat to Life and/or Property	X		Five Canyons Burned.
New Hazard Created by this Event	X		
Beneficiaries - Number	X		8 homes
Can Sponsor Obtain Cost Share, L.R., etc.	X		Yes, Local cost share is 25%
Are other Local & State Funds Committed		X	
Cost of Emergency Work	\$114,000		
Near Term Benefits	\$971,100		

EWP Treatment:

Code 062 Quan. 2000LF Code 067 Quan. 800 LF
Code 041 Quan. 1 EA Code _____ Quan. _____

Remarks: The proposed work involves installation of sediment traps constructed of a Timber Wall and K-Rails, and debris removal along the drainage way upstream of Golden Hills Road and Melinda Lane within the City of La Verne. The Sponsor requests a local contract.


Sponsor Representative


NRCS Representative

Review/Approval:

SCE _____

SRC _____

ADM _____

Approved: _____

Date: _____

STATE CONSERVATIONIST REPRESENTATIVE

Attachments: (Attachments A, B, C, D, & E must be completed and submitted with this DSR.)

Location/Plan Map A
Economic B
Calculations/Cost Data C
Environmental Evaluation D
Photographic Documentation E



CITY OF LA VERNE

CITY HALL

3660 "D" Street, LaVerne, California 91750

October 9, 2002

Mr. Charles W. Bell
State Conservationist
U.S. Department of Agriculture
Natural Resources Conservation Service
430 G Street, #4164
Davis, Ca 95616-4164

Re: Williams Post Fire Recovery
Emergency Watershed Protection Assistance

Dear Mr. Bell:

The City of La Verne requests Federal assistance under the provisions of Section 403, Agricultural Credit Act of 1978, to provide the following:

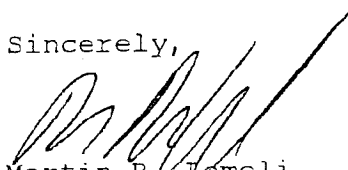
1. Flood control measures to control storm debris flows from five canyons, which converge into a natural drainage course and ultimately drain into the city's improved storm drain system at the north end of Melinda Lane. The improvements will protect residential properties along Melinda Lane, two homes north of and abutting the natural drainage course, and those homes along the southerly end of Monterey Street, which runs parallel to the drainage course. Proposed improvements will include selective clearing of debris from the drainage channel, installation of K-rail barriers, construction of Los Angeles County standard wooden debris fence, and placement of sandbags.
2. Flood control measures to control storm debris flows from three canyons which all converge into the same drainage course. The improvements will protect homes along Vista Del Sol, which is along the perimeter of the fire event. Proposed improvements will include selective removal of channel debris, channel contouring, construction of debris posts in the channel, installation of K-rail barriers to contain flows, and placement of sandbags and/or other small deflectors.

Charles Bell, re: Emergency Watershed Protection Assistance
October 9, 2002
Page 2 of 2

We understand, as sponsors of an Emergency Watershed Protection project, the city's responsibilities will include acquiring necessary right-of-way and permits to construct, and if required, to operate and maintain the proposed measures. The city is prepared to furnish 25 percent local cost sharing of construction work, which includes engineering, survey and inspection.

Dan Keeseey, Director of Public Works, will be coordinating the emergency work and can be reached Monday through Thursday between 8:00 a.m. and 6:00 p.m. at (909) 596-8741 (office) or (909) 240-5950 (mobile - after hours). Should you need any additional information, please contact him at the numbers noted above or Dominic Milano, City Engineer, at (909) 594-9702.

Sincerely,



Martin R. Lomeli
City Manager

C:\DWE\Williams Fire Recovery\LTR Bell re Assistance Request.doc

Cc: Dan Keeseey, Director of Public Works
Dominic Milano, City Engineer
Robert Miller, NRCS

Honorable David Dreier
United States Congress

Honorable Dianne Feinstein
United States Senate

Honorable Barbara Boxer
United States Senate

Honorable Bob Margett
California State Senate

Honorable Dennis Mountjoy
California State Assembly

PRICE BASE 19__

LOS ANGELES COUNTY

DSR No. 02-03-1840
Sponsor: City of La Verne
Priority No. _____

I. PROPERTIES PROTECTED (Private)

Properties	Value (\$)	Depth Damage Factor*	Damage (\$)	Probability Factor**	Near Term Damage (\$)
2011 Golden Hills	367,000	.3615	132,670	1.0	132,670
2019 Golden Hills	255,000	.3615	60,218	1.0	60,218
1977 Golden Hills	600,000	.257	154,200	1.0	154,200
7124 Melinda Ln.	360,000	.3615	130,140	1.0	130,140
7136 Melinda Ln.	610,000	.257	156,770	1.0	156,770
7158 Melinda Ln.	327,000	.257	84,039	1.0	84,039
1867 Golden Hills	350,000	.3615	126,525	1.0	126,525
1883 Golden Hills	350,000	.3615	126,525	1.0	126,525
Total USE					971,087 971,100

II. PROPERTIES PROTECTED (Public)

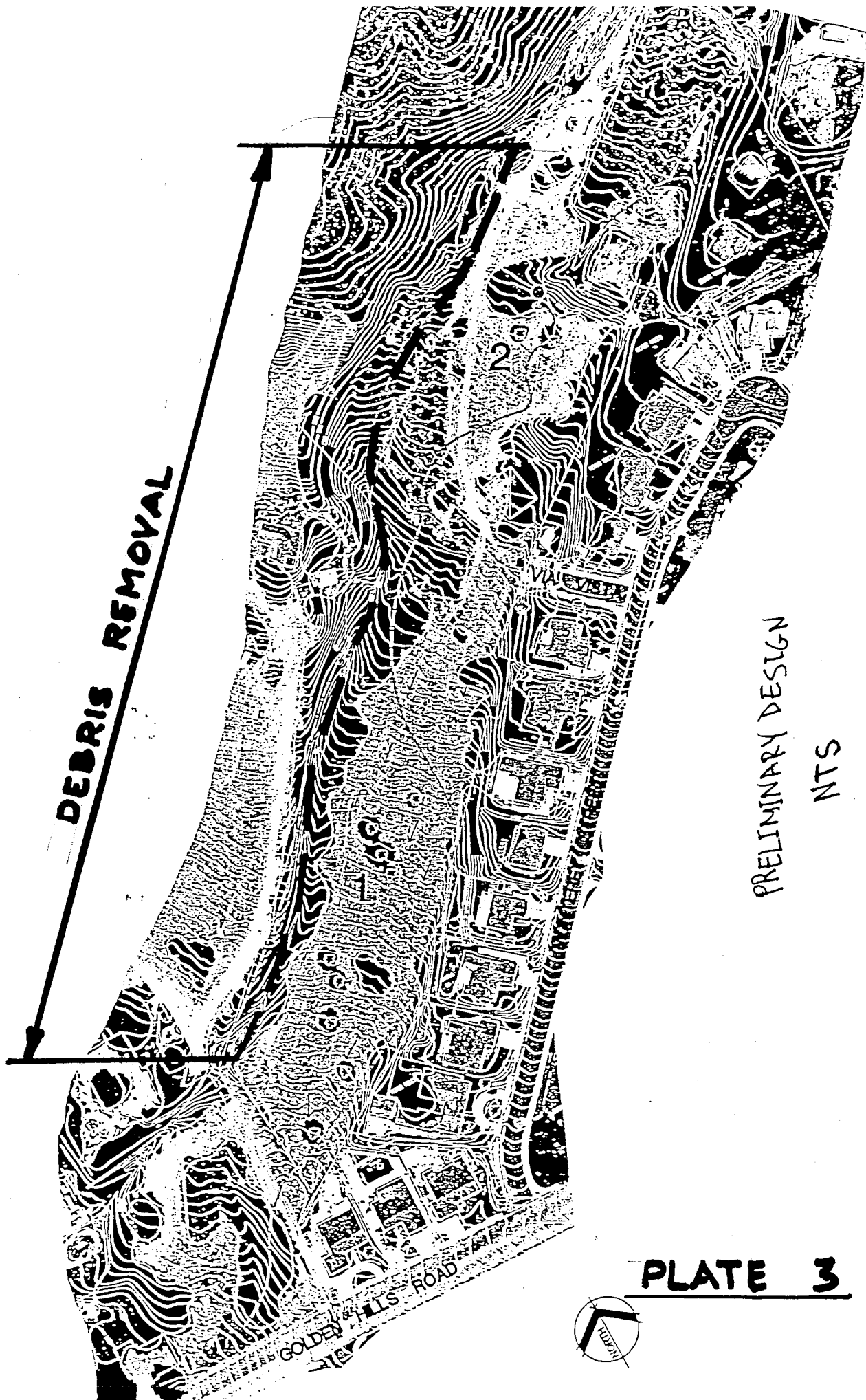
NONE					
Total					0.0

III. BUSINESS LOSSES

NONE					
Total					0.0
Grand Total					971,100

*(HUD Curves)

**(Probability of Occurrence)

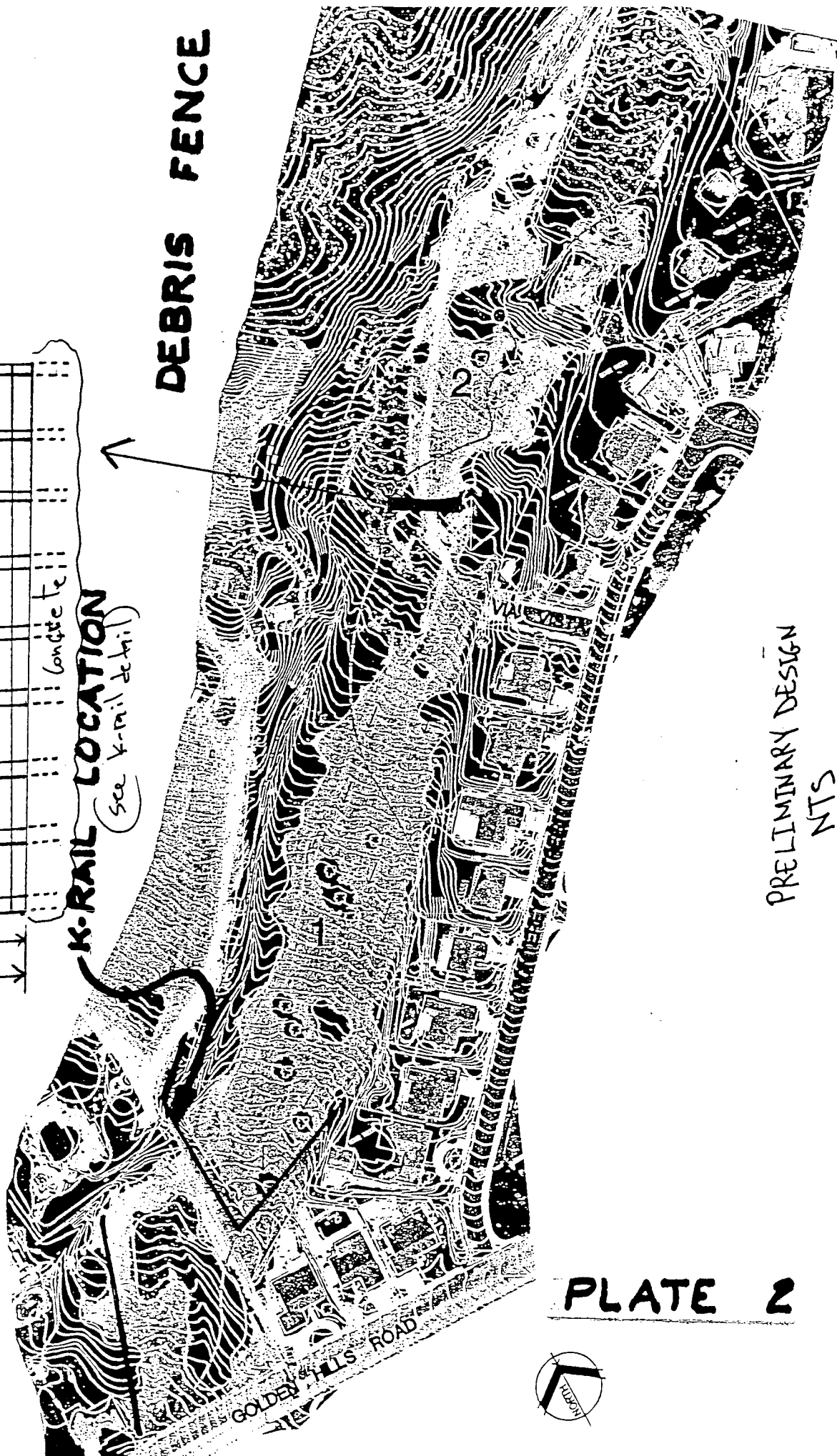
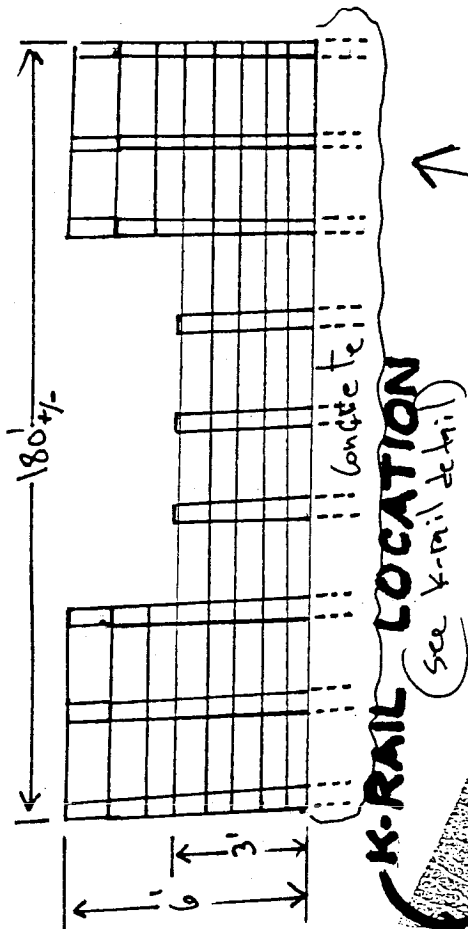


PRELIMINARY DESIGN

NTS

PLATE 3





PRELIMINARY DESIGN
NTS

PLATE 2

Appendix C

Site Photographs

Photographic Log
January 22 and February 10, 2003

- 1) Storm drains and debris on Golden Hills Road
(looking west)
- 2) Discharge point at southern end of floodplain;
(looking north towards Parcels A & C)
- 3) V-drain entrance to MTD 836 (84" RCP) Drain
(looking west at south end of Parcel A)
- 4) V-drain along south boundary of Parcel A
(looking northeast)
- 5) Concrete K-rails installed at southwest corner
of Parcel C (looking southwest)
- 6) Evidence of bulk flows (not in stream channel)
across Parcel D (looking northeast)
- 7) Evidence of debris and silt flow beginning at the
northeastern portion of Parcel D; point where flows
leave the stream bed is marked (looking northeast)
- 8) Lowest portion of "functioning" stream bed; adjacent to
Parcel E (looking west)
- 9) Evidence of heavy siltation and debris flows across
Parcel F (looking northeast)
- 10) Stream bed located along northern portion of
Parcel F (looking northeast)
- 11) Undisturbed stream bed and canyon area
located on southern portion of Parcel I
(looking northeast)
- 12) Local resident

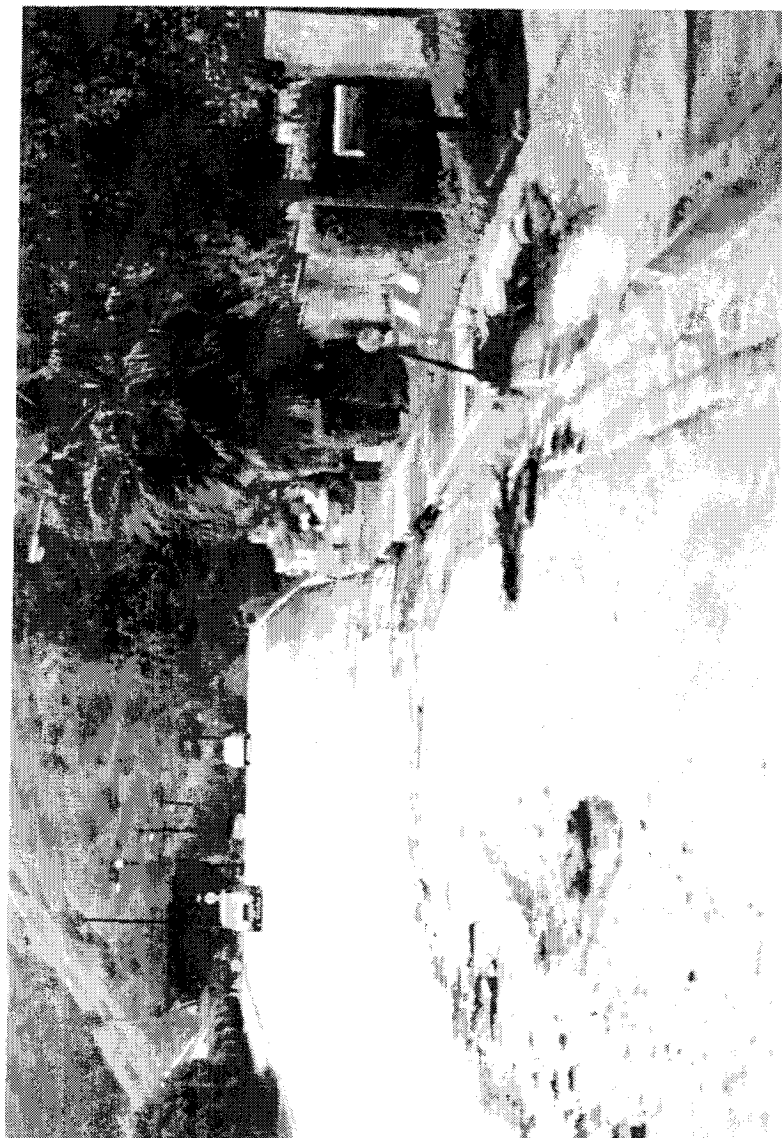


PHOTO ①



PHOTO ②

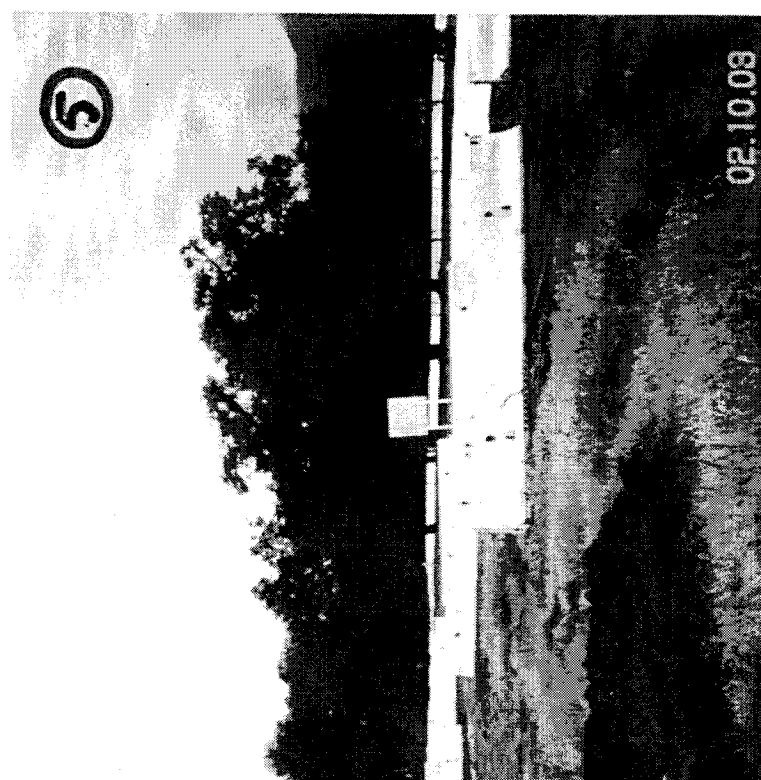
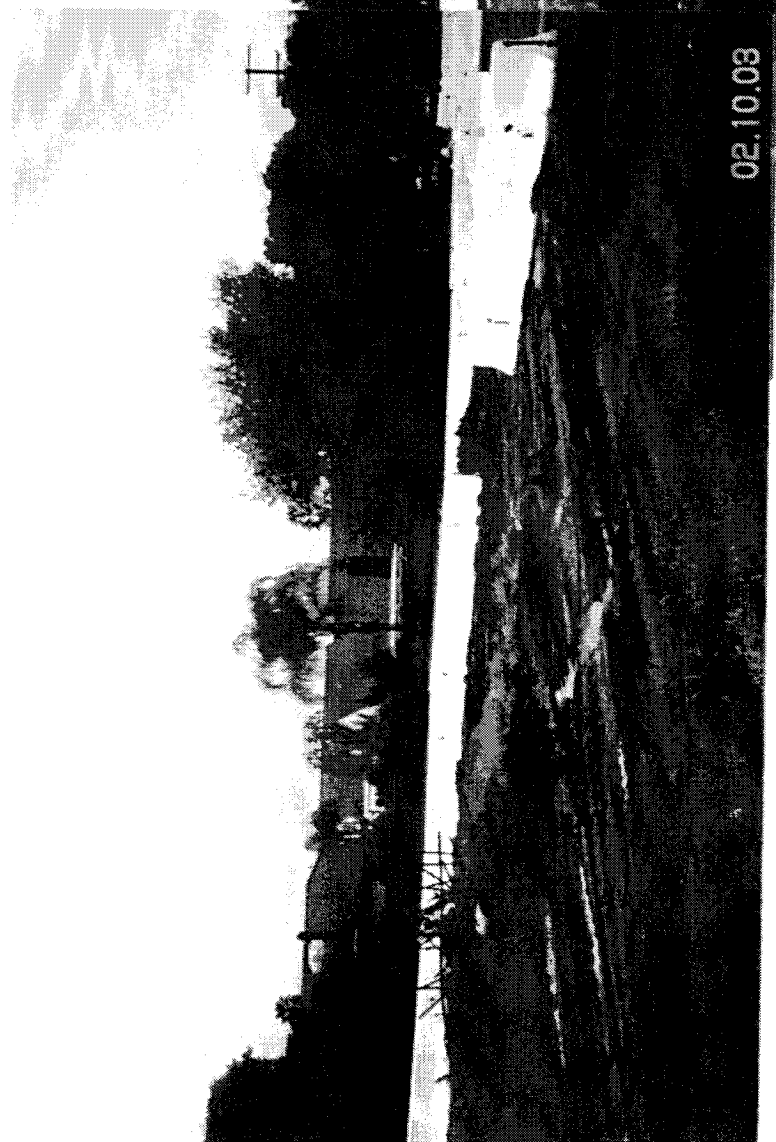




PHOTO (6)



PHOTO (7)

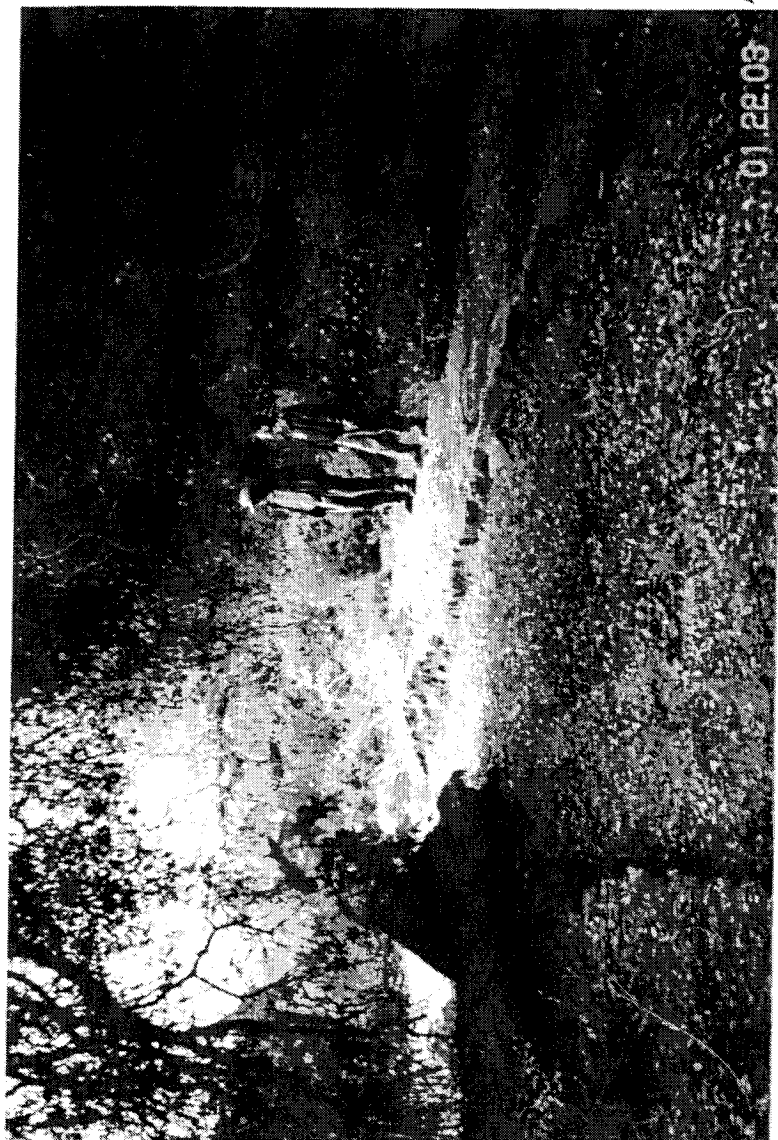


PHOTO 8



PHOTO 9

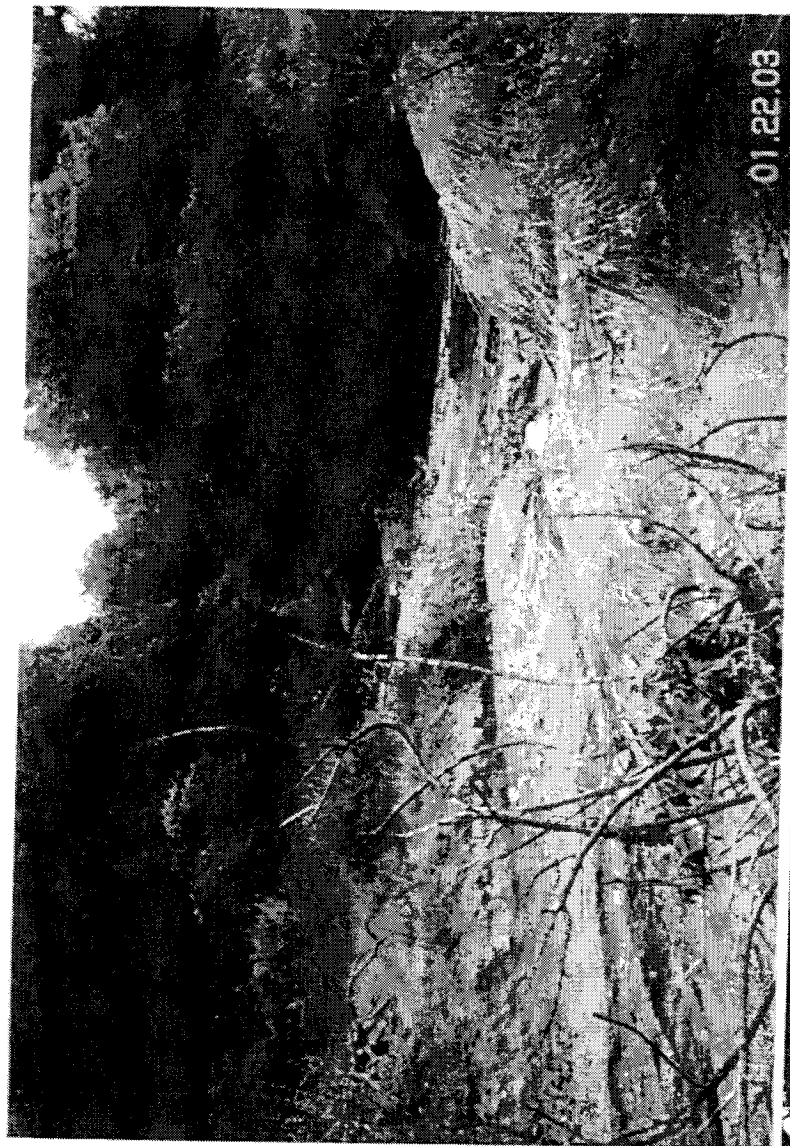


Photo 10

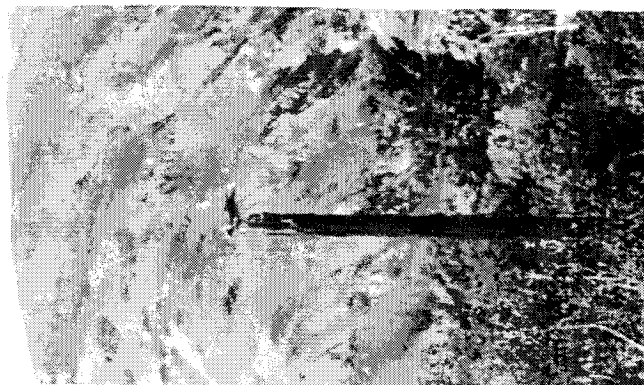


Photo 12



Photo 11

Appendix D

North La Verne Properties Opportunities and Constraints

**NORTH LA VERNE
PROPERTIES
OPPORTUNITIES AND
CONSTRAINTS**



presented to:

3660 D Street
La Verne, CA 91750

CITY OF LA VERNE
Contact: Mr. Steven A.
Preston, AICP,
Community Development
Director

presented by:

1300 Dove Street
Suite 100
Newport Beach, CA 92660
714.851.9444

**THE PLANNING
CENTER**
Contact: Randal W.
Jackson, ASLA, Principal

January 30, 1997

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1. North La Verne

Project Site

Project Location

The North La Verne project site occupies approximately 265 acres in the northern portion of the City of La Verne. The site is located north of Golden Hills Road, and is bounded by residential uses to the west, east and south, and the Angeles National Forest to the north.

The project site is primarily undisturbed and vacant land. Several private residences are located on individual parcels within the project area.

Topography

The project site is located in the foothills of the San Gabriel Mountains. The majority of the site is characterized by high, narrow bedrock ridges and steep-sided canyons. Canyon slopes range from 3/4 to 1 horizontal to vertical to about 2.5 to 1 horizontal to vertical. Refer to Figure 1, Slope Analysis, which provides detail of on-site slope conditions at 10 foot contours.

The southern border of the site consists of a long, narrow alluviated drainage approximately 200 to 400 in width. This gently sloping alluvial drainage is bordered by fluvial terraces that rise anywhere from about 10 feet to 50 feet above the alluvial surface. Side slopes of the raised terrace are typically very steep.

Elevations on the site range from about 1,420 feet above mean sea level at the southwest end of the project site to about 2,250 feet along the northern site boundary.



Property Owners

The North La Verne Properties project site is comprised of seven property owners:

- Forbes
- Hughes
- La Haye
- Mitchell
- Mullen
- Simison
- Sloan

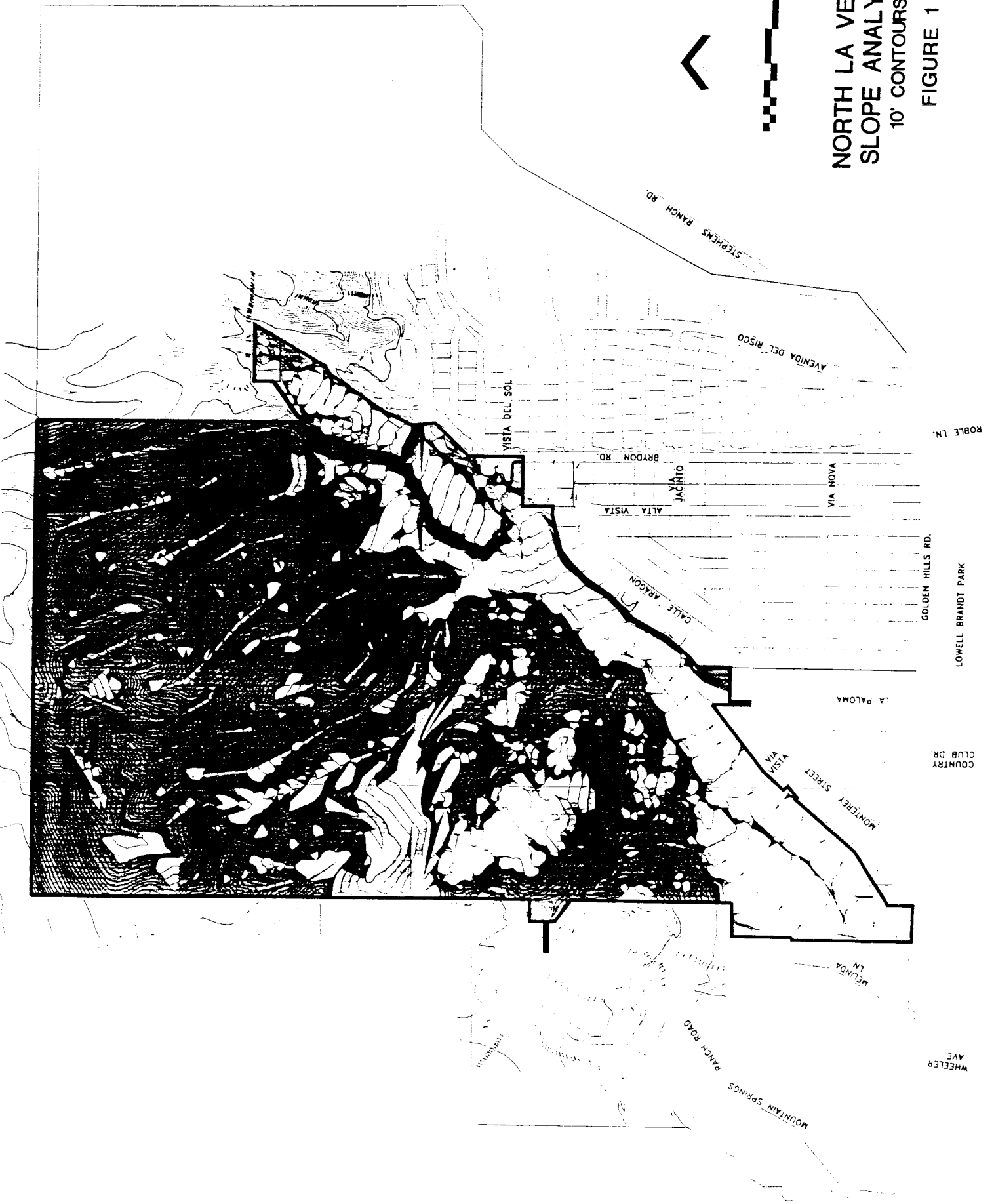
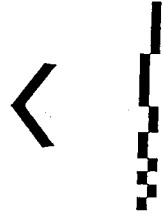
Table 1 on the following page provides a breakdown of acreage by property owner.

*1. North La Verne
Project Site*

Table 1 Site Acreage	
Property Owner	Acreage (AC)
Forbes	6.45
Hughes	6.64
La Haye	130.20
Mitchell	2.38
Mullen	32.62
Simison	4.84
Sloan	81.89
Total Acreage	265.02

NORTH LA VERNE SLOPE ANALYSIS 10' CONTOURS

FIGURE 1



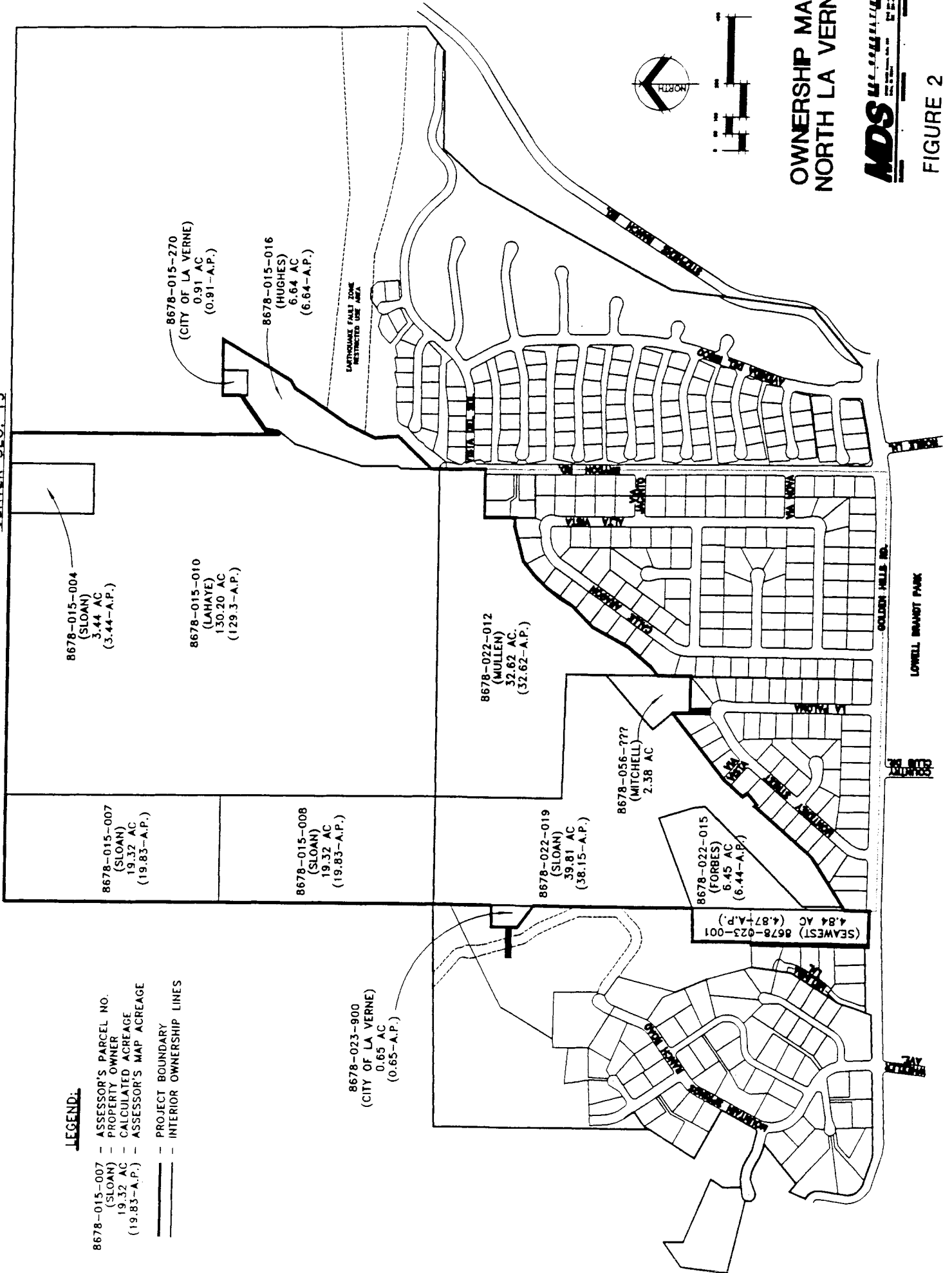
1. North La Verne Project Site

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CENTER SEC. 19

LEGEND:

- 8678-015-007 (SLOAN) 19.32 AC (19.83-A.P.) - ASSESSOR'S PARCEL NO.
- 8678-015-004 (SLOAN) 3.44 AC (3.44-A.P.) - PROPERTY OWNER
- 8678-015-010 (LAHAYE) 130.20 AC (129.3-A.P.) - CALCULATED ACREAGE
- 8678-015-016 (HUGHES) 6.64 AC (6.64-A.P.) - ASSESSOR'S MAP ACREAGE
- 8678-023-900 (CITY OF LA VERNE) 0.65 AC (0.65-A.P.) - PROJECT BOUNDARY
- 8678-022-012 (MULLEN) 32.62 AC (32.62-A.P.) - INTERIOR OWNERSHIP LINES
- 8678-022-019 (SLOAN) 39.81 AC (38.15-A.P.)
- 8678-056-??? (MITCHELL) 2.38 AC
- 8678-022-015 (FORBES) 6.45 AC (6.44-A.P.)
- (SEAWEST) 8678-023-001 4.84 AC (4.87-A.P.)



**OWNERSHIP MAP
NORTH LA VERNE**



FIGURE 2

1. North La Verne Project Site

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2. Drainage

Storm Drainage Methodology

In preparing the drainage exhibits for the North La Verne Project, MDS Consulting performed the following tasks prior to formalizing the drainage exhibits:

- Met several times with the Drainage Section of the Los Angeles County Engineer to revisit and reaffirm the County's policies on transfer drains, debris basins and bulked flows.
- Field reviewed the project area.
- ✓ ■ Reviewed existing drainage reports, primarily the *Hydrology Sedimentation Study* prepared for the Sea West La Verne project (Seawest) located at the extreme downstream portion of the North La Verne project area.
- Discussed the City of La Verne's policies on transfer drains, updated for both recent projects and for the effect of Proposition 218.
- Reviewed existing storm drain facilities constructed at the southwest corner of the North La Verne project area (MTD 835).
- ✓ ■ Compiled topographic mapping for the North La Verne project area, a compendium of 40 scale mapping on the south to central portion to USGS mapping for the northerly, more rugged portions of the site.



Utilizing all of the above, MDS affirmed the drainage areas contained within the Sea West study and the need for a debris basin(s) far upstream from the Sea West project to control sedimentation in accordance with both City and County policies. The Sea West project is not the causative agent creating the need for a debris basin(s), but is an integral part of the area to be serviced by the debris.

MDS explored single and multiple debris basin locations in order to maximum flexibility and to minimize the physical impact of the facilities, assuming that several smaller basins would be easier to accommodate into a project design of one large basin.

The existing MTD 835 storm drain has not been accepted into the Los Angeles County system for maintenance due to the absence of sediment control (a debris basin) and pipe grades that are less than five percent, which is required for bulk flows.

Storm Drain Options

Notwithstanding the transfer drain policies of the City and the County, MDS explored other options should the City allow sedimentation control facilities other than debris basins.

2. Drainage

City Maintained Facilities

The City's long-standing policy of having all storm drains transferred to Los Angeles County would have to be modified for the North La Verne project in order for the City to assume maintenance responsibilities. In light of the recent passage of Proposition 218, MDS believes that the City of La Verne would not look favorably on this option.

Privately Maintained Facilities

For this option, a property owners (or homeowners) association would assess and collect monies to maintain the storm drain system. There would have to be a backup emergency system in place that would allow the City to come in and perform emergency work should the property owners not be able to do the work. This City would require that funds be deposited at the City prior to any building permits to cover the cost of any emergency work. The storm drain policies of the City would have to be modified to allow this to happen.

Constraints

Two Areas of Concern

- Debris Production
- Stormwater

Conclusions

Debris Collection Facilities

- Debris Basins (3 options)
- Debris Inlets

Storm Drain System Recommendations

- Connect to MTD 835 (84-inch RCP)
- Extend Storm Drain to Every Debris Basin/Debris Inlet

Maintenance Options

- Los Angeles County
- City of La Verne
- Private Homeowner's Association

Appendix E

Conceptual Area Protection Plan Components

THE LAND ACQUISITION PROCESS

What is a CAPP?

A CAPP or Conceptual Area Protection Plan is a California Department of Fish and Game (DFG), long-term planning document. It is a project proposal and also an application for program funds (or grant request). It is an integral and prerequisite step in an established, administrative process developed by DFG and the Wildlife Conservation Board (WCB). CAPP(s), as well as Land Acquisition Evaluation Reports or LAE(s), are predominantly used by them to facilitate the equitable distribution of program funds that have been derived from the passage of various resource bonds. CAPP(s) differ from LAE(s) in that they contain many properties and ownerships and tend to encompass larger geographic areas. CAPP(s) provide the WCB, who are charged with the administration of these funds, with valuable input and help to standardize their decision-making process. CAPP(s) are generally prepared by DFG staff and submitted to the Land and Facilities Branch for review and approval. They may also be submitted by private organizations or other responsible government agencies. Outside entities must, however, work with regional DFG staff as the report follows a strict format. There are also rigorous content and confidentiality requirements. A CAPP must detail the significance of the focal area and make a compelling case for the conservation of the resource.

CAPP(s) should not be confused with Habitat Conservation Plans that are required by the Endangered Species Act when a landowner seeks an Incidental Take Permit. It is not a *quid pro quo*. Rather, a CAPP is simply an articulation of a vision – a conceptualized plan for a broad, undeveloped area with biologically significant conservation values and multiple property owners. Although it is conceptual in nature, a CAPP can lead to concrete results. Properties identified in an approved CAPP are recognized for their biological, conservation, and public resource value and are pre-qualified for available program funds. Since blanket eligibility for program funds has been pre-established by an approved CAPP, the State (and its partners) can move quickly as CAPP properties become available for sale.

A CAPP is evaluated and scored based upon predetermined evaluation criteria. These criteria are 1) significance of resource, 2) support, 3) management plan and long-term viability, 4) conformance with DFG's strategic plan and NCCP Guidelines and 5) cost-effectiveness. Once DFG's Lands Committee and Directorate have approved a CAPP, it is added to the Wildlife Conservation Board's list of approved projects. If a determination has been made to fund the project, a Lands Agent is assigned. The grant is generally in favor of a local entity. The Lands Agent works with the local entity to negotiate a suitable price and to ensure that a conservation easement is granted to the department.

If the local entity is not capable of acquiring or effectively managing ecologically significant habitat, DFG may become the project proponent and may itself directly apply

for available program funds. It may then move independently to acquire available properties in fee title and manage and regulate them as an “Ecological Reserves”. In most cases, however, DFG seeks an outside management authority to bear the ongoing costs of stewardship.

Where does the money come from to buy these properties?

The voters of the State have approved several resource bonds including Prop 12, Prop 13, Prop 40 and, most recently, Prop 50. Several statutory programs have been created as a direct result to fund the acquisition and conservation of sensitive lands. Some of these programs are:

- ☐ Land Acquisition Program
- ☐ Lands Conservation Matching Grants Program
- ☐ California Riparian Habitat Conservation Program
- ☐ Natural Heritage Preservation Tax Credit Program

Local cities may also apply to the California Department of Parks and Recreation for the following program funds:

- ☐ Habitat Conservation Fund
- ☐ Per Capita Program under the 2002 Resources Bond

Funding for land acquisitions does not come from DFG’s General Budget Allocation.

What does a CAPP mean to Landowners?

For landowners whose property is included within an approved CAPP, inclusion would provide an opportunity to sell their property to the State on a willing seller basis at fair market value while preserving wildlife habitat and California’s open space. Although CAPPs generally seek to encourage the establishment of uninterrupted wildlife movement corridors, landowners whose properties are within a CAPP are under no obligation to participate. A CAPP is merely intended to provide all properties in the planning area with blanket eligibility to grant programs administered by the Wildlife Conservation Board. It has no regulatory impact or authority.

What is the Process?

After the DFG Region approves a CAPP or LAE, the Regional Manager submits it to the Chief of the Lands and Facilities Branch who is located in Sacramento. It then becomes an agenda item and is placed before the DFG Lands Committee (LC) who generally meets on a monthly basis (but sometimes meets every other month). The Lands Committee is comprised of statewide DFG senior staff who review and score proposed CAPP(s). Recommendations are made for either approval or denial. If more information or revisions are required a CAPP may be returned to the originating Region and author for correction.

After LC approval, it goes to the DFG "Leadership Team" composed of the Director, Deputy Director, and Regional Managers. After approval there, it is sent to Wildlife Conservation Board (the real estate arm of DFG). WCB land agents work directly with DFG regional staff and/or the project proponent for further parcel prioritization. Willing sellers (landowners) are contacted by WCB and negotiations and appraisals ensue. Appraisals are submitted to the Department of General Services for approval and must meet stringent guidelines. Once the parcel package is complete, WCB staff takes all the information (with funding specifics) to their Board. WCB meets quarterly in February, May, August and November. Upon approval, the land transactions and escrows may begin. Depending upon the complexity of the real estate transaction and length of negotiations and appraisal process – an acquisition can take months to finalize. However, if the landowners are anxious and there are no hang-ups, the process can move rather quickly.

The Wildlife Conservation Board

The Wildlife Conservation Board (WCB) was created by legislation in 1947 to administer a capital outlay program for wildlife conservation and related public recreation. Originally created within the California Department of Natural Resources, and later placed with the Department of Fish and Game, the WCB is a separate and independent Board with authority and funding to carry out an acquisition and development program for wildlife conservation (California Fish and Game Code 1300, et seq.). The Board consists of the President of the Fish and Game Commission, the Director of the Department of Fish and Game and the Director of the Department of Finance. Legislation that created the Board also established a Legislative Advisory Committee consisting of three members of the Senate and three members of the Assembly, which meet with the Board, providing legislative oversight.

The primary responsibilities of the Board are to select, authorize and allocate funds for the purchase of land and waters suitable for recreation purposes and the preservation, protection and restoration of wildlife habitat. The Board approves and funds projects that set aside lands within the State for such purposes, through acquisition or other means, to meet these objectives. The Board can also authorize the construction of facilities for recreational purposes on property in which it has a proprietary interest.

The Wildlife Conservation Board's three main functions are land acquisition, habitat restoration and development of wildlife oriented public access facilities. These activities are carried out under the following seven programs:

1. Land Acquisition Program
2. Public Access Program
3. Habitat Enhancement and Restoration Program (General)
4. Inland Wetlands Conservation Program (IWCP)
5. California Riparian Habitat Conservation Program (CRHCP)

6. Natural Heritage Preservation Tax Credit Program (Tax Credit Program)
7. Oak Woodlands Conservation Program

REQUEST FOR CAPP SUPPORT

What is a CAPP?

A CAPP is a California Department of Fish and Game (DFG), long-term planning document. It is also a grant request and project proposal. It is an integral and prerequisite step in an established, administrative process formulated by DFG. They are predominantly used to facilitate the equitable distribution of program funds that have been derived from the passage of various resource bonds. CAPP(s) provide the Wildlife Conservation Board (WCB), who are charged with the administration of these funds, with valuable input and help to standardize their decision-making process. CAPP(s) are generally prepared by DFG staff and submitted to the Land and Facilities Branch for review and approval. They may also be submitted by private organizations or other responsible government agencies. Outside entities must, however, work with regional DFG staff as the report follows a strict format. There are also rigorous content and confidentiality requirements. The CAPP must detail the significance of the focal area and make a compelling case for the conservation of the resource.

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If the local entity is not capable of acquiring or effectively managing ecologically significant habitat, DFG may become the project proponent and may itself directly apply for available program funds. It may then move independently to acquire available properties in fee title and manage and regulate them as an "Ecological Reserves". In

most cases, however, DFG seeks an outside management authority to bear the ongoing costs of stewardship.

Where does the money come from to buy these properties?

The voters of the State have approved several resource bonds including Prop 12, Prop 13, Prop 40 and, most recently, Prop 50. Several statutory programs have been created as a direct result to fund the acquisition and conservation of sensitive lands. These programs are:

- ☐ Land Acquisition Program
- ☐ Lands Conservation Matching Grants Program
- ☐ California Riparian Habitat Conservation Program
- ☐ Natural Heritage Preservation Tax Credit Program

Local cities may also apply to the California Department of Parks and Recreation for the following program funds:

- ☐ Habitat Conservation Fund
- ☐ Per Capita Program under the 2002 Resources Bond

Funding for land acquisitions does not come from DFG's General Budget Allocation.

What does the proposed CAPP mean to Landowners?

For landowners whose property is included within the proposed CAPP, inclusion would provide an opportunity to sell their property to the State on a willing seller basis at fair market value while preserving wildlife habitat and California's open space. Although the CAPP seeks to encourage the establishment of wildlife movement corridors, landowners whose property is within the CAPP are under no obligation to participate. The CAPP is merely intended to provide all properties in the planning area with blanket eligibility to grant programs administered by the Wildlife Conservation Board. It has no regulatory impact or authority.

What is the long view?

For your information, I have also prepared a CAPP for North Claremont that was approved on May 10, 2002. The planning areas described in the CAPP for North Claremont and this CAPP will have a direct interface. I have also proposed a CAPP for Lytle Creek. The three areas if protected and combined would result in a substantial east-west corridor and would contain significant representations of the very threatened natural communities that are present in our region (i.e., alluvial sage scrub, oak woodlands, and walnut woodlands).

CAPPs could also be prepared for the various other "study units" identified by the San Bernardino County Museum (Valley Plan Technical Lead) such as the Santa Ana

River/Wash. I want to emphasize that CAPPs should not be viewed as competing “sub-regional” plans. Rather, they should be viewed as essential components (building blocks) in a much larger vision for the region. Moreover, since these focal areas have potential landscape linkages with one another we are laying the groundwork for a broader regional planning effort.

Why lend your support to this effort?

Every day we see signs of growth and development in our region. We watch as thousands of acres are cleared for development, as new and bigger highways and roads are built to accommodate increasing numbers of people, and as prices for land and property continue a sharp and steady escalation.

In truth, the question before our community is not *if* we will grow, but *how*.

I believe it is possible to balance the needs of development and economic growth with the preservation of our essential natural resources. Unspoiled open space adds value to communities. Natural landscapes make communities more attractive places to live and convey a sense of place. Moreover, lands dedicated to conservation offer opportunities for **human** renewal and are respites from our busy lives. Recognizing this, there are growing numbers of residents from every walk of life that believe the loss of open spaces will permanently diminish our region’s health, well being, and quality of life for generations to come.

But not only are recreational and scenic values at peril. The continued survival of many plant and animal species are at risk as well. And with the hastened loss of each plant and animal species, our world becomes a less vibrant, less interesting place. Fortunately, we do not have to let this happen. We have the opportunity to protect our living landscapes and the complex systems that they sustain. If we act now, we can save our foothills so that we can enjoy them today, and so that our children and grandchildren can enjoy them tomorrow.

Permanent protection of important lands will:

- ☐ safeguard our region’s water quality;
- ☐ protect habitat for threatened wildlife and plant species;
- ☐ preserve significant natural heritage sites, open spaces, and scenic vistas;
- ☐ protect the character of our region; and
- ☐ provide educational and recreation opportunities for our citizens.

We are deeply blessed as a region to live in the shadow of the awe-inspiring Los Angeles and the San Bernardino National Forests. The rugged and timeless beauty of our mountain and canyon faces is unparalleled. Yet, numerous project developments have encroached upon the National Forest. Many are at its threshold. Three major projects are now moving forward on the Etiwanda Fan. The time for action is now. An

approved CAPP does not mean that the planning area is protected or that the conservation of any particular parcel is assured, however. It is just a beginning point. I have attached an overview outlining some of the key goals I would like to see accomplished and the key benefits that could result. The CAPP is intended as a viable replacement for the San Bernardino Valley Multi-species Plan. The approach is simple. Using program funds administered and distributed through the Wildlife Conservation Board, we will convert key privately held lands to public ownership. With strong commitment and dedication, the plan will require several years to implement.

The approach I am advocating is not a perfect one. It relies upon funding sources that are potentially uncertain. It is strictly voluntary. Acquisitions are dependent upon the willingness of owners to sell their lands based upon appraisal criteria acceptable to the State. The plan will face political uncertainty. Even so, it is the best we can do given the reality we must live with.

Why am I doing this?

I seek to conserve our natural areas not only for our State's precious wildlife resources. By perpetuating the fullness of our natural heritage, we benefit ourselves. I firmly believe that working together we can all leave a lasting legacy that we can be very proud of – our contribution to the future. We can all agree that the conservation of living systems enriches us by uplifting the human spirit, protecting valuable watershed, and filtering the air we breathe. My hope is that we can create a network of lands that allows God's creation to endure while, at the same time, passing down a lasting legacy to those who will follow us. Our capacity to make this happen is a large measure of our moral character and humanity.

What am I asking of you?

Please review the attached Draft CAPP and submit a letter encouraging the California Department of Fish and Game to move forward with this effort. Provide whatever information you deem appropriate to build a case for support and approval. Address your letter to:

Kate Kramer, Wildlife Biologist
California Department of Fish and Game
Eastern Sierra and Inland Deserts Region 6
4775 Bird Farm Road
Chino Hills, California 91709

With copies to:

Dee Sudduth, Lands Coordinator
California Department of Fish and Game, Region 6

P.O. Box 220
Jamul, California 91935

Curt Taucher, Regional Manager
Department of Fish and Game
Eastern Sierra and Inland Deserts Region 6
330 Golden Shore, Suite 250
Long Beach, California 90802

Please also copy Jeff Drongesen, Earl Lauppe, and myself. Jeff and Earl are located at the Chino Hills office above.

My address is:

Frank Schiavone
8060 Crestview Court
Alta Loma, CA 91701

Appendix F

Written Agreements with Property Owners

February 7, 2003



THE LA VERNE LAND CONSERVANCY

Mr. William Finer
Finer, Kim & Stearns
78-845 Via Ventana
La Quinta, CA 92253

Dear Mr. Finer,

The La Verne Land Conservancy (LVLC) is a non-profit organization that was established for purposes of obtaining and maintaining open space areas for wildlife habitat, watershed protection, and recreational purposes. At this time, the LVLC has the opportunity to apply for grant funds available through the state of California to purchase open space properties for watershed preservation.

A requirement of the grant application includes the willingness of the property owners to consider the possible sale or lease of their property. As part of this process, the LVLC is soliciting responses from selected La Verne landowners regarding their prospective interest in selling or leasing their properties. As a point of clarification, should the grant be approved and funded, the purchase price of the land would indeed be based upon an appraisal of its fair market value and the acquisition funded to that level.

For purposes of this grant application, we are interested your property located in North La Verne, approximately 130 acres of undeveloped property that is adjacent to the Angeles Forest. If you are interested in participating in such a transaction, please acknowledge your non-binding interest by signing below. Evidence of your acknowledged interest will be provided with the grant application that the LVLC is submitting. We will, of course, keep you apprised of the status of our grant application as information becomes available.

Due to an abbreviated filing period, we need to know of your interest by Tuesday, February 11, 2003. If possible, please fax this letter back to me at (909) 593-6380. I enjoyed talking with you and I hope that we can work together in the future. If you have any questions, you may reach me at (909) 593-9321. Thank you for your time and consideration.

Sincerely,

Katherine Winsor
President
The La Verne Land Conservancy

Acknowledged:

William A. Finer
Finer, Kim & Stearns
Date: 2/8/03

Appendix G

List of Affected Homeowners

&NAME
&ADRS
&CITY

Frank M. Sigona
1883 Golden Hills
La Verne, CA 91750

James A. & Lynda K. Crawford
2011 Golden Hills
La Verne, CA 91750

Joseph J. Anastasio, Sr.
2019 Golden Hills
La Verne, CA 91750

Richard D. & Vicki J. Bowen
7115 Monterey
La Verne, CA 91750

Monte G. & Carole Beesley
7127 Monterey
La Verne, CA 91750

David B. & Janet M. Voors, TRS.
7139 Monterey
La Verne, CA 91750

Henry L. & Kathrine R. Winsor
7151 Monterey
La Verne, CA 91750

Arthur Vanderlinden, II
7167 Monterey
La Verne, CA 91750

L.L. & E.C. Sturdivant
7175 Monterey
La Verne, CA 91750

Scott D. & Brenda R. Scheibe
7183 Monterey
La Verne, CA 91750

Ronald L. Cipriani
7197 Monterey
La Verne, CA 91750

Douglas & Diane Logan
7215 Monterey
La Verne, CA 91750

Lonny K. & Sandra E. Dirks
7227 Monterey
La Verne, CA 91750

James C. & Sherrill Bullard
7235 Monterey
La Verne, CA 91750

Raymond M. & Cathrine Redhead
7251 Monterey
La Verne, CA 91750

Wallace P. & Joan Mitchell
7275 Monterey
La Verne, CA 91750

Property Owner
7311 Calle Aragon
La Verne, CA 91750

Harold R. & Raiann M. Young
7335 Calle Aragon
La Verne, CA 91750

Alan & Roberta Orthof
7439 Calle Aragon
La Verne, CA 91750

Property Owner
7451 Calle Aragon
La Verne, CA 91750

Property Owner
7463 Brydon Road
La Verne, CA 91750

Property Owner
7459 Brydon Road
La Verne, CA 91750

Pete Glinniak
7500 Brydon Road
La Verne, CA 91750

John J. Jr. & Dawn A. McNulty
7407 Calle Aragon
La Verne, CA 91750

Lawrence L. & Jutta Baxter
7425 Calle Aragon
La Verne, CA 91750

Steven & Rebecca A. Godbey
7457 Calle Aragon
La Verne, CA 91750

Benjamin E. & Nadine L. Davis
7351 Calle Aragon
La Verne, CA 91750

Donald A. & Annette Runciman
7373 Calle Aragon
La Verne, CA 91750

Jeff & Jill Mowdy
7389 Calle Aragon
La Verne, CA 91750

Harold & Elizabeth Nicol, TRS Nicol Trust
5315 Gaymore Circle
La Verne, CA 91750

Herbert P. & Roswitha M. Brooks
5332 Gayore Circle
La Verne, CA 91750

James O. & Lorraine Conaway
5340 Gaymore Circle
La Verne, CA 91750

James C. & Neila M. Carey
5345 Gaymore Circle
La Verne, CA 91750

Mark & Rosa Kobrin
5332 Mountain Springs Ranch Rd.
La Verne, CA 91750

Allen E. Ostrander
5334 Mountain Springs Ranch Rd.
La Verne, CA 91750

Gunther L. & Lieselotte Barwig
5345 Mountain Springs Ranch Rd.
La Verne, CA 91750

William F. & Beverly Ritner
5355 Mountain Springs Ranch Rd.
La Verne, CA 91750

George C. Bradley
2421 E. Evergreen Ave.
West Covina, CA 91791

William G. & Sharon Canavan
1104 Sandhurst Lane
La Verne, CA 91750

Raymond R. & Sarah H. Schmidt
1108 Sandhurst Lane
La Verne, CA 91750

William D. & Mary L. Hayes, TRS Hayes Trust
1112 Sandhurst Lane
La Verne, CA 91750

Michael D. & Linda M. Sarti
7136 Melinda Lane
La Verne, CA 91750

Emanuel & Jo Ellen Pacheco, TRS Pacheco Trust
7158 Melinda Lane
La Verne, CA 91750

Barbara L. Hopp
7168 Melinda Lane
La Verne, CA 91750

Henry B. & Teresa M. Sarraill
7184 Melinda Lane
La Verne, CA 91750

Cynthia Seipel
7215 Monterey
La Verne, CA 91750

LSTO1 (PLAN)

Appendix H

Attorney Certification

BONNIE SHIRLEY
Attorney at Law
SBN 119403
7706 Friends Avenue
Whittier, Ca 90602

714-565-7099
562-696-6096

February 12, 2003

Earl Nelson, Program Manager
Flood Protection Corridor Program
Div of Flood Management
1416 9th Street, Rm 1641
Sacramento, Ca 95814

Dear Mr. Nelson:

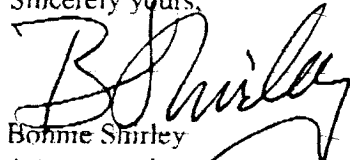
Re: Title 23, 497.7 proposed regulations, attorney certification.

I have received and reviewed the following documents for the La Verne Land Conservancy, a California Non Profit Public Benefit Corporation:

- 1) Bylaws of the La Verne Land Conservancy, dated February 25, 2002;
- 2) Articles of Incorporation – Endorsed and filed with the Secretary of State on March 19, 2002;
- 3) Certification from the Secretary of State, dated March 21, 2002;
- 4) July 18, 2002 letter from the State of California, (Exempt Organizations Business Entities Section) addressed to the La Verne Land Conservancy, noting the Conservancy is formed for charitable purposes, and assigning Organization Number 2393428
- 5) IRS correspondence to La Verne Land Conservancy, dated November 08, 2002, confirming 501 (c) (3) status, and providing an EIN of 04-3658163;

Based on the foregoing records, I hereby certify that the La Verne Land Conservancy is an entity authorized to accept funds from the State of California.

Sincerely yours,


Bonnie Shirley
Attorney at Law

Appendix I

Habitat Descriptions

4. Biological Resources

On-Site Plant Communities

■ Alluvial Scrub

Remnants of a native alluvial scrub community are found in the upper portion of the floodplain of the site's main drainage, which has been extensively disturbed in the recent past and over a number of years. Native alluvial scrub species present include Scale-broom (*Lepidospartum squamatum*), California Buckwheat (*Eriogonum fasciculatum*) and Mugwort (*Artemisia douglasiana*).

■ Annual Grassland

The site includes two limited patches of annual grassland and some additional grassland areas along ridges where brush has been removed for fuel breaks. These areas are dominated by primarily non-native, annual grasses, including Slender Wild Oat (*Avena barbata*), Foxtail Chess (*Bromus madritensis* ssp. *rubens*), Soft Chess (*B. mollis*), Common Ripgut Grass (*B. diandrus*) and Foxtail Fescue (*Vulpia myuros*). Ruderal forbs observed include filarees (*Erodium* spp.) and Shortpod Mustard (*Hirschfeldia geniculata*). Native grasses and forbs are also probably present in some areas, but spring surveys would be required in order to locate and identify these.

■ Cactus Scrub

This native community, which occupies a portion of the site's southernmost hills, shows few signs of human disturbance. On the project site, cactus scrub is characterized by stands of Prickly-pear (*Opuntia* sp.) with California Sagebrush (*Artemisia californica*) and California Buckwheat. Other native shrubs present include California Fuchsia (*Epilobium canum*), White Sage (*Salvia apiana*) and Laurel Sumac (*Malosma laurina*). At least one species of native needlegrass (*Nassella* sp.) was observed, as was at least one species of native mariposa lily (*Calochortus* sp.); spring surveys would be required in order to locate and identify the native herbaceous species present here. Non-native, annual grasses in this community include wild oats (*Avena* spp.) and brome grasses (*Bromus* spp.).

■ Chaparral

Most of the project site is vegetated with a variable mix of tall, dense shrubs that fall under the general classification of chaparral. Occasional Coast Live Oaks (*Quercus agrifolia*) occur within the site's chaparral associations, providing less than approximately 10 percent areal cover within a given area.

The project site's dry, south and west facing slopes are vegetated with a xeric (dry) form of chaparral, most of which is dominated by Chamise (*Adenostema fasciculatum*) together with species such as Leather Oak (*Quercus durata* var. *gabrielensis*).



4. Biological Resources

Laurel Sumac, Toyon (*Heteromeles arbutifolia*), Mountain Mahogany (*Cercocarpus betuloides*), Buck Brush (*Ceanothus cuneatus*), Holly-leaved Redberry (*Rhamnus ilicifolia*), Black Sage (*Salvia mellifera*) and Poison Oak (*Toxicodendron diversilobum*). Within the xeric chaparral community, on particularly dry, well-drained slopes and ridges, are small (mostly less than 0.5 acre) patches of sage-scrub vegetation; most of these patches are characterized by sparse growth of species like California Buckwheat, California Sagebrush, White Sage, and Whipple's Yucca (*Yucca whipplei*).

A mesic (moist) form of chaparral grows on north-facing slopes, some east-facing slopes, and in the bottoms of some seasonal drainage courses. This mesic chaparral is characterized by a mix containing most of the species found in xeric chaparral, excluding Chamise, plus species such as Fuchsia-flowered Gooseberry (*Ribes speciosum*), Chaparral Honeysuckle (*Lonicera subspicata*) and Mexican Elderberry (*Sambucus mexicana*). California Flowering-Ash (*Fraxinus dipetala*) grows within mesic chaparral in limited areas near the western and northern project site boundaries.

■ Chaparral/Oaks

In portions of the site, Coast Live Oaks provide approximately 10 to 30 percent areal cover within chaparral, an association mapped and classified as "chaparral/oaks." One such area is the abandoned citrus orchard located near the eastern project site boundary; here, the process of succession from agriculture use back to native plant communities is well underway, with chaparral and coastal sage scrub shrubs mixed with Coast Live Oak trees providing most of the cover among dead and dying citrus trees. Chaparral/oak associations also occur in linear strips along some seasonal drainage courses and some northwest-facing slopes on the site.

■ Developed Areas

Two covered reservoirs (mapped as "Developed") exist on the project site.

■ Disturbed/Developed Flood Plain

The flood plain of the site's main drainage probably supported alluvial scrub and oak woodlands at one time, but is now largely disturbed. Walnut and citrus trees have been planted in portions of the flood plain, and scattered structures are found. A limited variety of native and non-native species adapted to soil disturbance are found in fallow and otherwise disturbed areas, including Jimsonweed (*Datura wrightii*), Western Ragweed (*Ambrosia psilostachya*), Shortpod Mustard, Castor Bean (*Ricinus communis*) and Tree Tobacco (*Nicotiana glauca*).

4. Biological Resources

■ Birds

Birds are the most conspicuous vertebrates on the project site. During the 1996 site visits, many permanent residents and winter visitors were observed on the site, and a variety of migrants are expected to occur there.

Chaparral

In and adjacent to chaparral, resident species include:

- California Quail (*Callipepla californica*),
- Anna's Hummingbird (*Calypte anna*),
- Wrentit (*Chamaea fasciata*),
- Western Scrub-Jay (*Aphelocoma californica*),
- Bewick's Wren (*Thryomanes bewickii*),
- California Thrasher (*Toxostoma redivivum*), and
- Spotted Towhee (*Pipilo maculatus*).

- Southern California Rufous-crowned Sparrow (*Aimophila ruficeps canescens*), a sensitive species, is most frequently found along roads, fire-breaks and other sparsely vegetated areas.

- Red-tailed Hawks (*Buteo jamaicensis*) routinely forage overhead.

- Golden Eagles (*Aquila chrysaetos*) may be expected to forage on the site occasionally.

- Black-chinned Sparrows (*Spizella atrogularis*) are expected to breed on the site, but winter elsewhere.

Species present only during the winter months include:

- Hermit Thrush (*Catharus guttatus*),
- Fox Sparrow (*Passerella iliaca*),
- Golden-crowned Sparrow (*Zonotrichia atricapilla*), and
- White-crowned Sparrow (*Zonotrichia leucophrys*).

Cactus Scrub

Many of the species found in chaparral also utilize cactus scrub, as does the Cactus Wren (*Campylorhynchus brunneicapillus*), a sensitive species.

4. Biological Resources

Stands of Coast Live Oak and individual oak trees in this flood plain are mapped as "oak woodland."

■ Oak Woodland

Oak woodlands are characterized by Coast Live Oaks and, in some areas, California Sycamores (*Platanus racemosa*), that provide 30 to 100 percent areal cover. On the site, these woodlands grow primarily along seasonal drainage courses and on protected north and east facing slopes. The understory largely consists of mesic chaparral species (identified previously); large patches of Desert Grape (*Vitis girdiana*) are found in some woodlands. As noted previously, some oak stands and isolated oaks in the developed/disturbed flood plain of the site's main drainage are also mapped as "oak woodland."

Wildlife

■ Amphibians

Although the site lacks permanent water, three salamander species potentially occur on-site:

- *Ensatina* (*Ensatina eschscholtzi*),
- Arboreal Salamander (*Aneides lugubris*), and
- Black-bellied Slender Salamander (*Batrachoseps nigriventris*).

The following amphibians are expected to be present during the rainy season, when small pools are available in seasonal drainages:

- Western Toads (*Bufo boreas*); and
- Pacific Treefrogs (*Hyla regilla*).

■ Reptiles

Two species of lizard were observed during two 1996 site visits:

- Western Fence Lizard (*Sceloporus occidentalis*), and
- Side-blotched Lizard (*Uta stansburiana*).

A variety of lizards and snakes are expected to be present on-site:

- Southern Alligator Lizard (*Gerrhonotus multicarinatus*),
- Western Skink (*Eumeces skiltonianus*),
- Western Whiptail (*Cnemidophorus tigris*),
- Rosy Boa (*Lichanura trivirgata*),
- Coachwhip (*Masticophis flagellum*),
- Striped Racer (*Masticophis lateralis*),
- Gopher Snake (*Pituophis melanoleucus*),
- Common Kingsnake (*Lampropeltis getulus*), and
- Western Rattlesnake (*Crotalus viridis*).



4. Biological Resources

Oak Woodlands

Species resident in the site's oak woodlands include:

- Acorn Woodpecker (*Melanerpes formicivorus*),
- Nuttall's Woodpecker (*Picoides nuttallii*),
- Plain Titmouse (*Parus inornatus*),
- White-breasted Nuthatch (*Sitta carolinensis*),
- Hutton's Vireo (*Vireo huttoni*), and
- Lesser Goldfinch (*Carduelis psaltria*).
- Cooper's Hawk (*Accipiter cooperii*) is a sensitive raptor species likely to nest on the project site.

Breeders that winter elsewhere are expected to include:

- Phainopepla (*Phainopepla nitens*),
- Black-headed Grosbeak (*Pheucticus melanocephalus*), and
- Bullock's Oriole (*Icterus bullockii*).

Winter visitors include:

- Ruby-crowned Kinglet (*Regulus calendula*) and
- Yellow-rumped Warbler (*Dendroica coronata*).

■ Mammals

Mammals known or expected to occur on the project site include:

- Virginia Opossum (*Didelphis virginiana*),
- Pallid Bat (*Antrozous pallidus*) - sensitive species,
- Audubon Cottontail (*Sylvilagus audubonii*),
- Beechey Ground Squirrel (*Spermophilus beecheyi*),
- California Mouse (*Peromyscus californicus*),
- Deer Mouse (*Peromyscus maniculatus*),
- Coyote (*Canis latrans*),
- Striped Skunk (*Mephitis mephitis*),
- Mountain Lion (*Felis concolor*), and
- Bobcat (*Felis rufus*).

Sensitive Species

Table 2 summarizes the sensitive species present, or potentially present, on the site. This table provides my assessment of the potential for each sensitive species to occur, as described below:

Low	Species unlikely to occur since (a) the project site lies outside of the species' known range, (b) the site supports only marginally suitable habitat for the species, and/or (c) distribution of the species is very limited making its presence unlikely even in appropriate habitat located within its general range.
-----	--



4. *Biological Resources*

- Moderate** Reasonable chance of occurrence, since the site lies within the species' known or expected range and contains appropriate habitat. This ranking is not typically assigned to species with very limited distributions.
- High** Expected to occur, since the site lies within the species' known or expected range and contains prime habitat. This ranking is typically assigned to species with relatively wide distributions.
- Present** Observed on the site during the current study.

For bird species, potential for occurrence refers to the potential for the species to nest on the project site, or to include the site within its breeding territory (excludes migrants and winter visitors).

4. Biological Resources

**TABLE 2
SENSITIVE SPECIES**

SPECIES	STATUS			POTENTIAL FOR OCCURRENCE
	FEDERAL	STATE	CNPS	
Hall's Monardella <i>Monardella macrantha</i> ssp. <i>halli</i>	--	--	1B	Low
Rayless Senecio <i>Senecio aphanactis</i>	--	--	2	Low
AMPHIBIANS				
Western Spadefoot <i>Scaphiopus hammondi</i>	--	CSC	N.A.	Low
REPTILES				
California Legless Lizard <i>Anniella pulchra pulchra</i>	--	CSC	N.A.	Moderate
San Diego Horned Lizard <i>Phrynosoma coronatum blainvillei</i>	--	CSC	N.A.	High
San Bernardino Mountain Kingsnake <i>Lampropeltis zonata parvirubra</i>	--	CSC	N.A.	Moderate
Coast Patch-nosed Snake <i>Salvadora hexalepis virgultea</i>	--	CSC	N.A.	Moderate
BIRDS				
Golden Eagle <i>Aquila chrysaetos</i>	--	CSC	N.A.	High
White-tailed Kite <i>Elanus leucurus</i>	--	CSA	N.A.	Low
Cooper's Hawk <i>Accipiter cooperii</i>	--	CSC	N.A.	High
Long-eared Owl <i>Asio otus</i>	--	CSC	N.A.	Moderate
Cactus Wren (Coastal) <i>Campylorhynchus brunneicapillus</i>	--	CSC	N.A.	Present
Loggerhead Shrike <i>Lanius ludovicianus</i>	--	CSC	N.A.	Low
California Yellow Warbler <i>Dendroica petechia morcomi</i>	--	CSC	N.A.	Moderate
So. California Rufous-crowned Sparrow <i>Aimophila ruficeps canescens</i>	--	CSC	N.A.	Present
Bell's Sage Sparrow <i>Amphispiza belli belli</i>	--	CSC	N.A.	High

4. Biological Resources

TABLE 2 SENSITIVE SPECIES				
SPECIES	STATUS			POTENTIAL FOR OCCURRENCE
	FEDERAL	STATE	CNPS	
LISTED/PROPOSED SPECIES				
Plants				
Braunton's Milk-vetch <i>Astragalus brauntonii</i>	PE	--	1B	Low
Nevin's Barberry <i>Berberis [Mahonia] nevinii</i>	PE	E	1B	Low
Thread-leaved Brodiaea <i>Brodiaea filifolia</i>	PT	E	1B	Low
Birds				
Coastal California Gnatcatcher <i>Polioptila californica californica</i>	T	CSC	N.A.	Low
Least Bell's Vireo <i>Vireo belli pusillus</i>	E	E	N.A.	Low
SPECIES NOT LISTED OR PROPOSED FOR LISTING				
Plants				
Slender Mariposa Lily <i>Calochortus clavatus</i> var. <i>gracilis</i>	--	--	1B	Moderate
Plummer's Mariposa Lily <i>Calochortus plummerae</i>	--	--	1B	Moderate
Parry's Spineflower <i>Chorizanthe parryi</i> var. <i>parryi</i>	--	--	3	Moderate
San Gabriel River Dudleya <i>Dudleya cymosa</i> ssp. <i>crebrifolia</i>	--	--	1B	Low
San Gabriel Mountains Dudleya <i>Dudleya densiflora</i>	--	--	1B	Low
Many-stemmed Dudleya <i>Dudleya multicaulis</i>	--	--	1B	Moderate
San Gabriel Mountains Bedstraw <i>Galium grande</i>	--	--	1B	Moderate
Palmer's Grapplinghook <i>Harpagonella palmeri</i>	--	--	2	Low
Robinson's Peppergrass <i>Lepidium virginicum</i> var. <i>robinsonii</i>	--	--	1B	Moderate



4. Biological Resources

Constraints

■ Areas of High Biological Sensitivity

Portions of the project site are considered to be of high biological sensitivity based on 1) federal, state or local laws regulating their development, 2) limited distributions, and/or 3) the habitat requirements of sensitive plants or animals occurring, or potentially occurring, on the site. Impacts to these resources are likely to be considered significant under CEQA, and may be subject to additional regulations.

On the project site, cactus scrub, oak woodlands, chaparral/oak associations, and major streambeds are considered to be of high biological sensitivity.

■ Areas of Moderate Biological Sensitivity

The remainder of the site, excluding limited areas that are presently developed, are considered to be of moderate biological sensitivity. Although most areas are not subject to specific development restrictions, these areas 1) may provide habitat for one or more sensitive plant or animal species discussed in this report, and 2) represent a block of contiguous native/naturalized habitat that is contiguous with very extensive wildlands of the San Gabriel Mountains. This contiguity with larger natural open spaces makes the project site more biologically valuable than they would be if surrounded by existing developments.

■ Areas of Low Biological Sensitivity

The site's developed and disturbed areas are considered to be of low biological sensitivity.

Opportunities

- Limited potential to mitigate impacts through habitat restoration given that most plant communities on-site are essentially intact.
- Excellent biological opportunity to restore the disturbed flood plain to native oak woodlands and alluvial scrub.

Future Studies

The following studies are recommended to help determine the full range of sensitive biological resources present on the project site, in order to permit preparation of complete and adequately researched CEQA documentation and permit applications.

- Tree survey, to document the number and size of trees covered by the City of La Verne's Tree Preservation Ordinance proposed for impacts. This survey should be conducted by an arborist, biologist, or other consultant acceptable to the City of LaVerne.

4. Biological Resources

**TABLE 2
SENSITIVE SPECIES**

TABLE 2 SENSITIVE SPECIES				
SPECIES	STATUS			POTENTIAL FOR OCCURRENCE
	FEDERAL	STATE	CNPS	
MAMMALS				
Pallid Bat <i>Antrozous pallidus</i>	--	CSC	N.A.	High
Spotted Bat <i>Euderma maculatum</i>	--	CSC	N.A.	Low
Townsend's Western Big-eared Bat <i>Plecotus townsendii townsendii</i>	--	CSC	N.A.	Moderate
California Mastiff Bat <i>Eumops perotis californicus</i>	--	CSC	N.A.	Moderate
San Diego Black-tailed Jackrabbit <i>Lepus californicus bennettii</i>	--	CSC	N.A.	Low
Los Angeles Pocket Mouse <i>Perognathus longimembris brevinasus</i>	--	CSC	N.A.	Moderate
Northwest rn San Diego Pocket Mouse <i>Perognathus fallax fallax</i>	--	CSC	N.A.	Moderate
Southern Grasshopper Mouse <i>Onychomys torridus ramona</i>	--	CSC	N.A.	Moderate
San Diego Desert Woodrat <i>Neotoma lepida intermedia</i>	--	CSC	N.A.	High
American Badger <i>Taxidea taxus</i>	--	CSA	N.A.	Low
Federal Classifications				
E Taxa listed as Endangered.				
T Taxa listed as Threatened.				
PE Taxa proposed to be listed as Endangered.				
PT Taxa proposed to be listed as Threatened.				
State Classifications				
E Taxa State listed as Endangered.				
T Taxa State listed as Threatened.				
CSA California Special Animal. Of concern to the California Natural Diversity Data Base.				
CSC California Species of Special Concern. Refers to taxa with populations declining seriously or that are otherwise highly vulnerable to human developments.				
California Native Plant Society (CNPS) Classifications				
1B List of plants considered by CNPS to be rare or endangered in California and elsewhere.				
2 List of plants considered by CNPS to be rare, threatened or endangered in California, but which are more common elsewhere.				
3 Review list of plants suggested by CNPS for consideration as endangered but about which more information is needed.				



4. Biological Resources

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4. Biological Resources

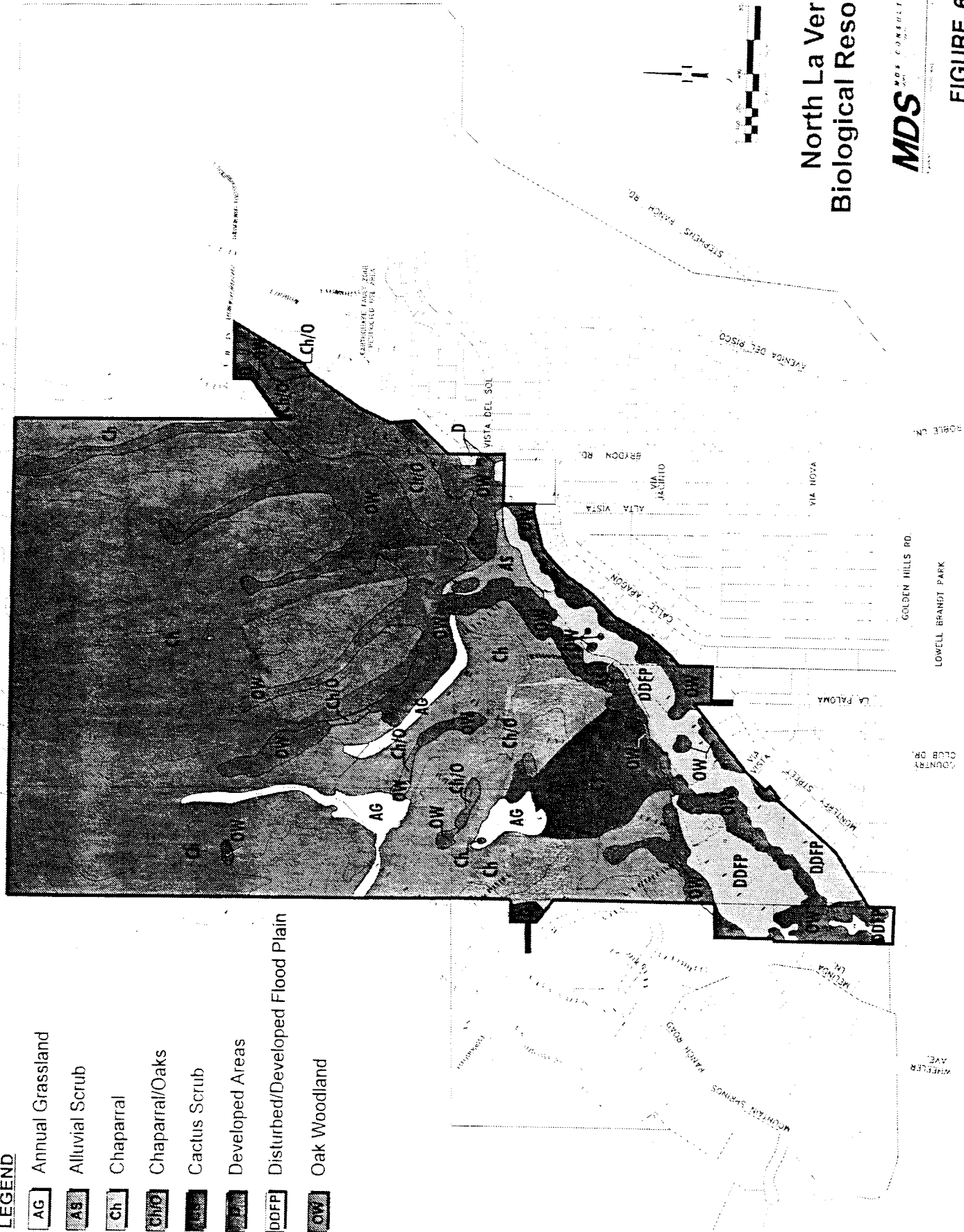
- Jurisdictional delineation, to calculate the area of waters of the U.S. (streambeds) proposed for direct or indirect project impacts.
- Sensitive plant surveys in March, April, May and June. These surveys should be conducted by a botanist or qualified biologist, and cover all areas where impacts are proposed.
- Western Spadefoot toad survey. This survey should include a diurnal habitat assessment by a herpetologist or knowledgeable prior to the first substantial late winter rains (i.e., mid-January or later), plus a nocturnal search for mating adults during these rains. The survey may also be conducted in spring, when larvae are present in rain pools.
- Reptile survey in April. This survey should be conducted by a herpetologist, and should cover all areas proposed for impacts. Areas with potential to support California Legless Lizards should be raked to attempt to detect individuals below the soil surface.
- Surveys for the Coastal California Gnatcatcher, Least Bell's Vireo and California Yellow Warbler (breeding). The gnatcatcher survey should consist of at least three morning visits to the site's cactus scrub habitat. The vireo/warbler survey should consist of at least six morning visits and cover the oak woodlands in the site's main drainage between mid-March and mid-July. As the areas of potential habitat for these species are limited on the site, these surveys may be completed together by a biologist recognized by the USFWS as qualified to survey for Least Bell's Vireo and holding an active federal 10a permit to survey for the California Gnatcatcher.
- Nocturnal survey for Long-eared Owl. This survey should be conducted in May or June by a biologist familiar with this species, and should include the use of taped owl vocalizations to attempt to elicit vocal responses.
- Small mammal trapping in spring or summer. Trapping should be conducted by a qualified biologist and should cover all areas where impacts are proposed.
- Diurnal roost search and nocturnal survey for bats. The nocturnal survey should include auditory and visual detection, plus mist-netting. These surveys should be conducted in spring or summer by a bat researcher familiar with all southern California bat species.

These surveys should be completed prior to completion of the Draft EIR or Negative Declaration, and the results provided for review and comment by the public and relevant resource agencies.



LEGEND

- AG** Annual Grassland
- AS** Alluvial Scrub
- Ch** Chaparral
- Ch/O** Chaparral/Oaks
- Cs** Cactus Scrub
- DA** Developed Areas
- DDFP** Disturbed/Developed Flood Plain
- OW** Oak Woodland






North La Verne Biological Resources

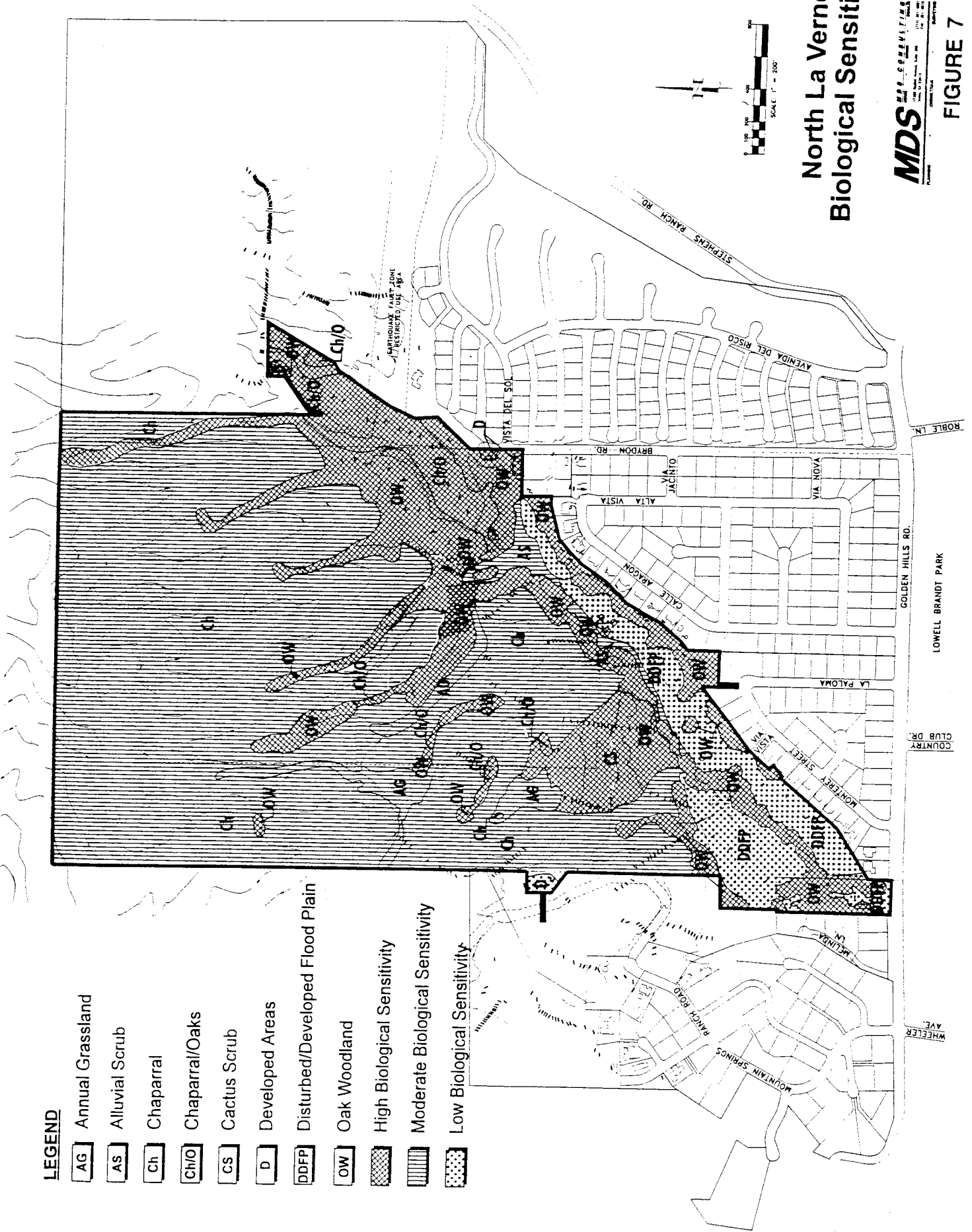
MDS
MDS CONSULTING
1000 N. LA VERNE AVE.
LA VERNE, CA 91750
(951) 261-1111

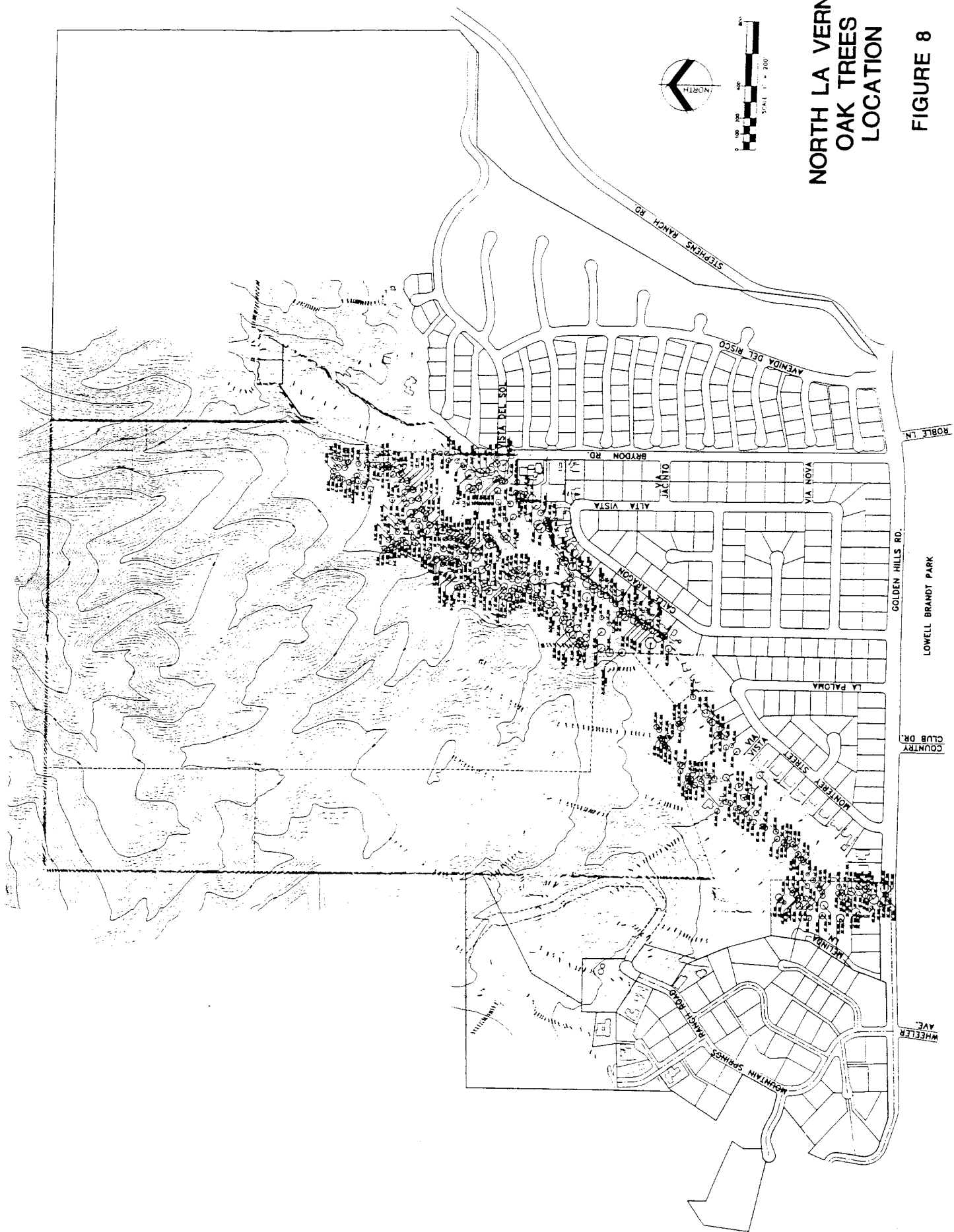
FIGURE 6

MDS **NEW CONVENTIONS**
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Fax 714/261-0899
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LEGEND

- | | |
|---|---------------------------------|
| AG | Annual Grassland |
| AS | Alluvial Scrub |
| Ch | Chaparral |
| Ch/O | Chaparral/Oaks |
| CS | Cactus Scrub |
| D | Developed Areas |
| DDFP | Disturbed/Developed Flood Plain |
| OW | Oak Woodland |
|  | High Biological Sensitivity |
|  | Moderate Biological Sensitivity |
|  | Low Biological Sensitivity |





NORTH LA VERNE OAK TREES LOCATION

FIGURE 8

Appendix J

Letters of Support from Partnering Organizations



SAN GABRIEL MOUNTAINS
REGIONAL CONSERVANCY

February 7, 2003

TO WHOM IT MAY CONCERN:

Please note that the San Gabriel Mountains Regional Conservancy (SGMRC) position on land use planning, open space acquisition, and habitat protection follows the SGMRC organizational mission:

To promote the preservation of land and/or buildings for historic, educational, ecological, recreational, scenic, or open space opportunities.

It is within these aims and purposes that SGMRC supports programs, planning, and decisions promoting best planning and management practices for urban/wildlife interfaces and properties that benefit, now and future, people, plants, wildlife, and watershed. Subsequently, protection and preservation of the pressured and vanishing open space lands of the San Gabriel River Watershed are vital to the health, economics, and quality of life of the San Gabriel Valley. And further, ecological sensitivity and balance of human recreational needs continue to be of high priority for continuation, stability, and sustainability of lands, plant communities, and wildlife of the region.

Most notably, the attached grant proposal carries the hope of taking the next step in carrying out the planning and purposes of the below named "first of the regional planning documents" of the New Millennium for the San Gabriel Valley. The APA County and State Award-winning Study, "Reconnecting the San Gabriel Valley: A Planning Approach for the Creation of Interconnected Urban Wildlife Corridor Networks" (2000), fully supports the grant proposal in concept and acquisition importance.

For these crucial reasons, SGMRC endorses the importance of funding the grant application titled: **Sunset Ridge Wilderness Area** submitted by the La Verne Land Conservancy and partnering entities.

Thank you for your consideration in decisions and determinations important to planning and recommendations for watershed preservation and a healthful future for the San Gabriel Valley.

Sincerely,

Ann Croissant, Ph.D., President
Board of Directors